



ELLAVILLE HUNTING PROPERTY

Rock Hill Road , Ellaville, GA 31806

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PROPERTY OVERVIEW



Sale Price

\$367,200

PROPERTY OVERVIEW

72 acres in Ellaville, Georgia—this turnkey hunting property has been carefully managed for deer over the years and also holds a strong turkey population. The land features a mature 30-year-old+ pine plantation and hardwoods, providing excellent habitat for wildlife. It borders a 1,200-acre plantation, enhancing privacy and game quality.

The property is equipped with an established internal road system for easy navigation, condo deer stands, and established food plots—making it truly ready for hunting season. With +/- 2,431 feet of county road frontage, access is convenient and straightforward.

Located just a few miles from Ellaville, this property offers a rare opportunity for those seeking a ready-to-use hunting tract with income potential from timber in one of Georgia's most desirable areas. For more information or to schedule a visit, please contact me directly.

OFFERING SUMMARY

Acreage:	72 Acres
Price / Acre:	\$5,100
City:	Ellaville
County:	Schley
Property Type:	Land:

SPECIFICATIONS & FEATURES



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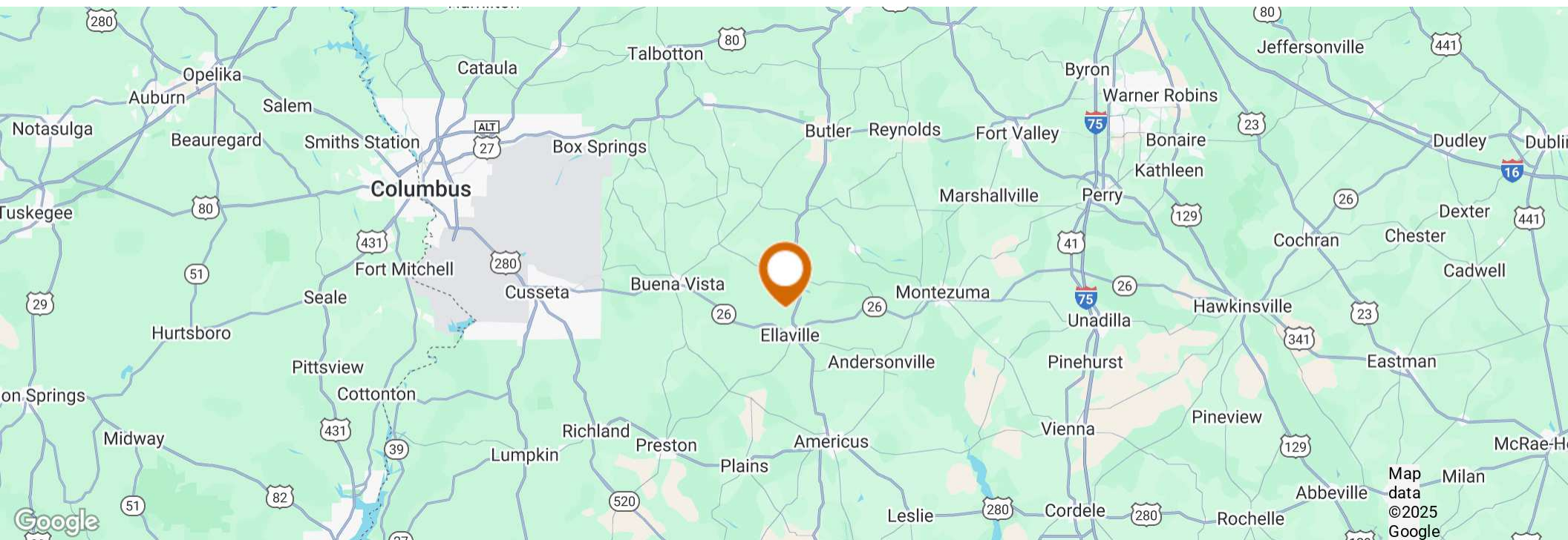
Land Types:	Hunting & Recreation Properties
Uplands / Wetlands:	100% Upland
Soil Types:	Vaucluse loamy sand & Lakeland Sand
Taxes & Tax Year:	(Estimated \$565) 10 Year CUVA
Zoning / FLU:	AG
Road Frontage:	2435 Feet County Road Frontage
Nearest Point of Interest:	Ellaville, Georgia (10 Min) Tampa, Florida (5 hr 33 min) Columbus, Georgia (58 min) Macon, Georgia (1 hour 10 min)
Current Use:	Deer and Turkey Hunting
Potential Recreational / Alt Uses:	Deer hunting, Turkey Hunting, Shooting, ATV Riding
Land Cover:	Mature Pine and Hardwoods
Survey or Site Testing Reports:	Survey Available

LOCATION

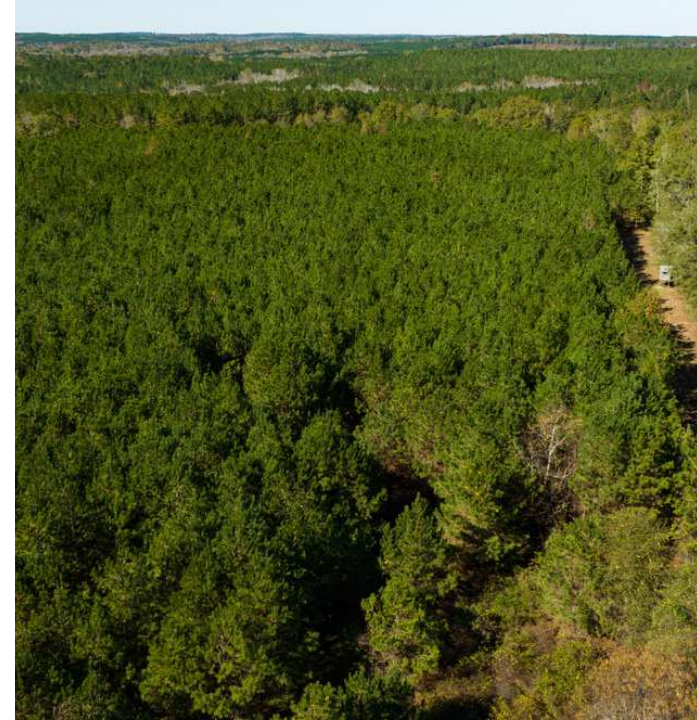


LOCATION & DRIVING DIRECTIONS

Parcel:	14030710002
GPS:	32.3334136, -84.3187788
Driving Directions:	GPS: 106 Rock Hill Road, Ellaville, Georgia 31806
Showing Instructions:	Call Listing Agent

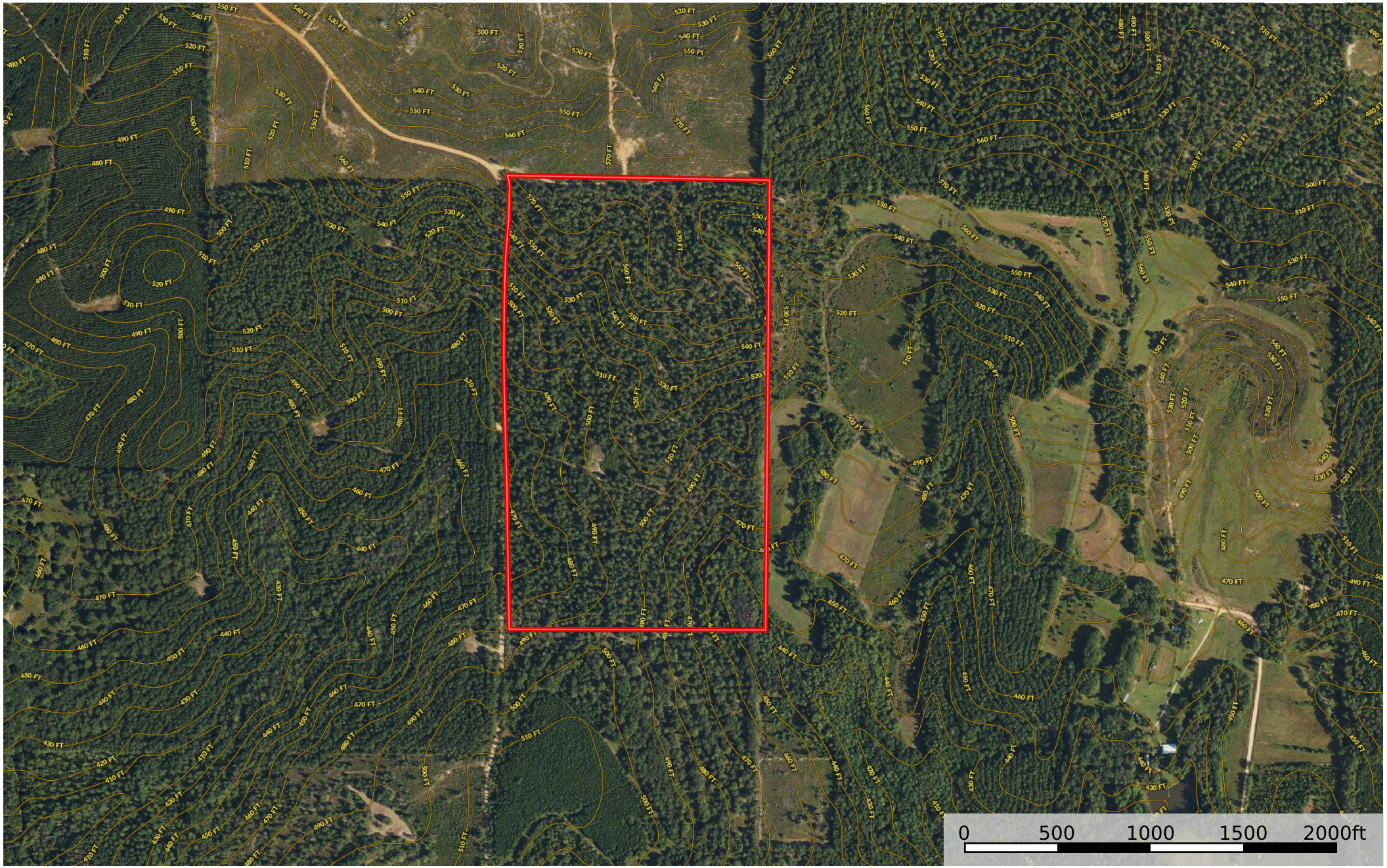


ADDITIONAL PHOTOS



Rock Hill Hunting Property

Schley County, Georgia, 72 AC +/-



 Boundary



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
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ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
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