



Deer Creek Farms Ellaville, GA.

Deer Creek Farms

475 +/- Acres - \$1,784,625
Schley County, Georgia

The Offering:

AFM Real Estate is pleased to offer Deer Creek Farms, located in the heart of Schley County, Georgia. This 475-acre recreational timberland property offers the perfect combination of investment potential, diversity, and outdoor adventure. With well-managed timber resources and abundant wildlife, this property is ideal for investors, hunters, and recreational investors. The timberland features 266 acres of well-managed 12-year-old planted pines and 55 acres of mature 15-year-old planted pines, providing long-term and near-term timber harvest.

Deer Creek bisects through the property for over 3,500 feet, providing excellent wildlife cover and food sources for all types of wild game. The hardwoods along the creek further enrich the landscape with their beauty and wildlife habitat. Multiple wildlife game plots are strategically placed throughout the land, attracting populations of deer, turkey, and other game species.

Beyond its recreational appeal, this timberland is a smart investment opportunity. The well-managed planted pines ensure sustainable timber production while supporting healthy ecosystems. Whether you're looking to generate income through timber harvesting or preserve the land for future generations, this property offers flexibility to suit your goals.

Broker Comments:

"With its combination of productive timberland, abundant wildlife, creek frontage, and game plots, this Schley County property is truly one of a kind. It provides a rare opportunity to own an expansive piece of land that balances economic value with lifestyle benefits. Whether you envision it as a hunting retreat or a long-term investment in timberland, this property delivers on all fronts."

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



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