



SOLD · SET PRICE

Buckeye Creek Hunting Preserve

± 201 Acres | Washington County | Georgia | Near Sandersville

Incredible Hunting Preserve

PRICE	PRICE / ACRE	ACREAGE
\$640,757	\$3,195	± 201

PROPERTY OVERVIEW

AFM Real Estate is pleased to offer Buckeye Creek Hunting Preserve, which consists of 200.5 acres of excellent timber and hunting land. Situated approximately 10 miles southeast of Sandersville in Washington County, Georgia, the property centers within a short distance from the towns of Dublin, Milledgeville, Macon, and Augusta. Sandersville is recognized as an area that boasts a small-town feel with southern charm and hospitality. Sandersville has a unique, thriving downtown featuring popular shops, renowned restaurants, and greenspace for gatherings fo...

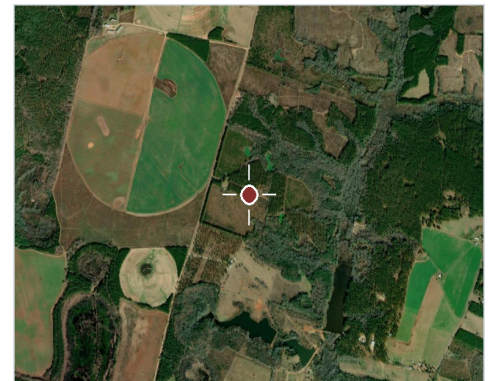
PROPERTY DETAILS

TYPE	ACCESS
Recreation (Hunting Plantations / Ranch) · Timberland (Bottomland Hardwood)	Legal Access · Paved Road · Fee Simple
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Barn · Food Plots · Other Buildings · Roads · Septic · Well · Fence · Gate

COUNTY TAX PARCEL IDS
004/011A

DOCUMENTS INCLUDED
Aerial Map · Stand Map

LOCATION



Washington County, Georgia



Nathan Greer

Real Estate Broker, GA, AL, SC, AR
O: 478.474.4974 C: 478.232.9241
nathan.greer@afmforest.com

SCAN TO VIEW



Property Photos

Buckeye Creek Hunting Preserve · Washington County · Georgia · Near Sandersville

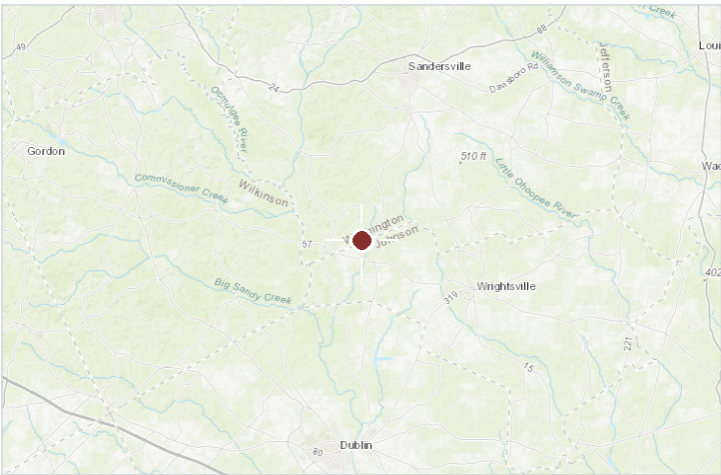


Location & Access

Buckeye Creek Hunting Preserve · Washington County · Georgia · Near Sandersville



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Washington County, Georgia

NEAREST CITY
Sandersville

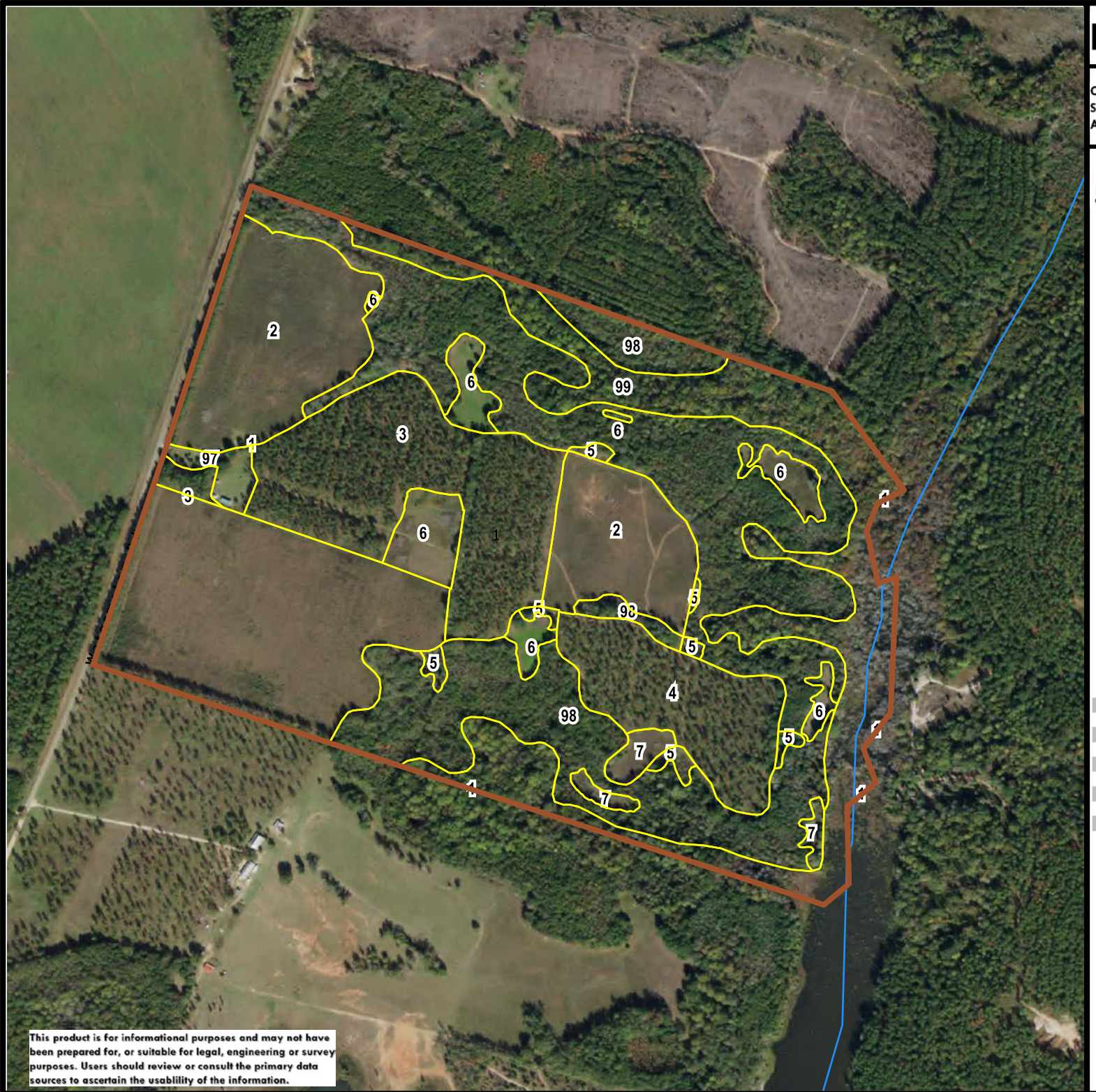
APPROXIMATE CENTRE
32.78626, -82.87571

COUNTY TAX PARCEL IDS
004/011A

INTERACTIVE MAP



<https://id.land/ranching/maps/11b3f40a0ada15bdfca7b9fdf79602e3/share>



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

RODRIGUEZ TRACT

COUNTY:WASINGTON / JOHNSON
STATE:GA
ACRES: 203.6

Map Scale: 1 in = 660 ft
Reference Scale: 1:7920
Jason Alexander (478) 553-0203
jason.alexander@afmforest.com
American Forest Management Inc.
www.americanforestmanagement.com



STAND	DOM_S_NAME	YEAR_EST	ACRES
1	LOBLOLLY PINE	0	30.0
2	LOBLOLLY PINE	2018	27.6
3	LOBLOLLY PINE	1998	25.5
4	LOBLOLLY PINE	1989	12.8
5	FOOD PLOT	0	2.0
6	FOOD PLOT	0	8.5
7	OPEN	0	2.5
97	CAMPGROUND	0	1.7
98	MIXED HARDWOOD	2001	61.7
99	MIXED HARDWOOD	1950	31.3
TOTAL ACRES =			203.6



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.