



SOLD · SET PRICE

Bear Creek Farms

± 1,010 Acres | Montgomery County | Georgia | Near Mount Vernon

Bear Creek, Timber and Wildlife

PRICE	PRICE / ACRE	ACREAGE
\$3,282,500	\$3,250	± 1,010

PROPERTY OVERVIEW

Exclusively offered by AFM Real Estate, this impressive ±1010- acre contiguous property in Montgomery County, GA features over 8,500 feet of double frontage along Bear Creek and extensive frontage along two county-maintained roads creating an impressive setting for both premier timber investment and outstanding recreational hunting. The tract's timber investment potential is remarkable, with ±793 acres of well-managed upland pine plantations spanning a diverse age class—from recent 2024 plantings to established 1993 stands. This thoughtful distribution provides both immediate and long-term cash flow opportunities from timber harvests, making it an ideal asset for investor...

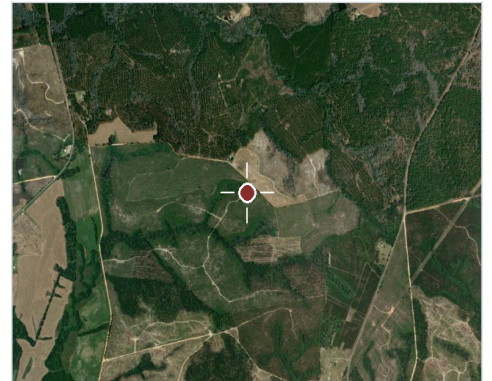
PROPERTY DETAILS

TYPE Recreation (Large Game Hunting)	ACCESS Dirt Road · Legal Access · Paved Road · Fee Simple
UTILITIES Electric · Telephone	WATER FEATURES Creeks / Streams
VIEWS Timber	IMPROVEMENTS Food Plots · Roads · Well · Gate

COUNTY TAX PARCEL IDS
016 029

DOCUMENTS INCLUDED
Brochure · Location Map · Aerial Map

LOCATION



Montgomery 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



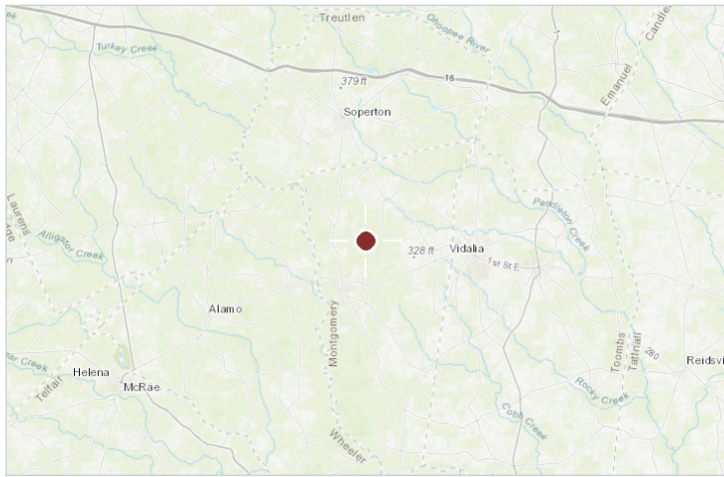
Property Photos

Bear Creek Farms · Montgomery County · Georgia · Near Mount Vernon



Location & Access

Bear Creek Farms · Montgomery County · Georgia · Near Mount Vernon



Regional locator

COUNTY & STATE
Montgomery County, Georgia

NEAREST CITY
Mount Vernon

APPROXIMATE CENTRE
32.23403, -82.56205

COUNTY TAX PARCEL IDS
016 029

INTERACTIVE MAP



<https://id.land/maps/54bdba8d513b6e9045b8447e4bba0c78/share>



Bear Creek Farms

Mt. Vernon, GA.

Bear Creek Farms

1005 Acres - \$3,266,250
Montgomery County, Georgia

The Offering:

AFM Real Estate is pleased to offer a unique opportunity to own 1,005 contiguous acres in Montgomery County, GA. This exceptional tract boasts over 8,500 feet of double frontage along Bear Creek and extensive frontage on Ferguson Road, setting the stage for both premier timber investment and outstanding recreational hunting.

Timber Investment Attributes:

- 793 acres of upland pine plantations.
- Diverse age class: 1993 to 2024
- Immediate and future cash flow potential.
- Ideal asset for investors seeking sustainable returns.
- 163 acres of mature hardwoods along Bear Creek
- Over 8500 feet along Bear Creek.

Recreational & Hunting Attributes:

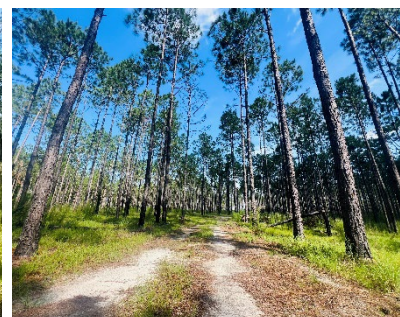
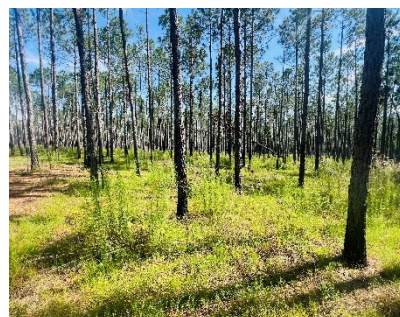
- Mature hardwoods and creek frontage
- Ideal food sources for all types of wild game.
- Excellent bedding and deer habitat.
- Known area for quality deer genetics.
- Surrounding by large farms, timber and recreational properties.

Additional Highlights:

- Well established internal road system.
- Conveniently located to I-16, Savannah, and Statesboro, and I-95.
- Double frontage along Ferguson and Bear Creek, two county-maintained roads.

Broker Comments: "Whether you envision restoring timber stands for future income, developing additional food plots, or simply enjoying the land for recreation, this property offers flexibility and long-term value."

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.



CONTACT:

Nathan E. Greer
Broker

AFM Real Estate

125 Plantation Center Dr. 700A
Macon, GA. 31210

📞 478.474.4974 | 📠 478.232.9241

Nathan.Greer@afmforest.com

BEAR CREEK

Montgomery County, GA
+/- 1,010.09 Acres

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

American Forest Management
www.americanforestmanagement.com
Nathan Greer
Nathan.Greer@afmforest.com
Cell: (478) 232-9241



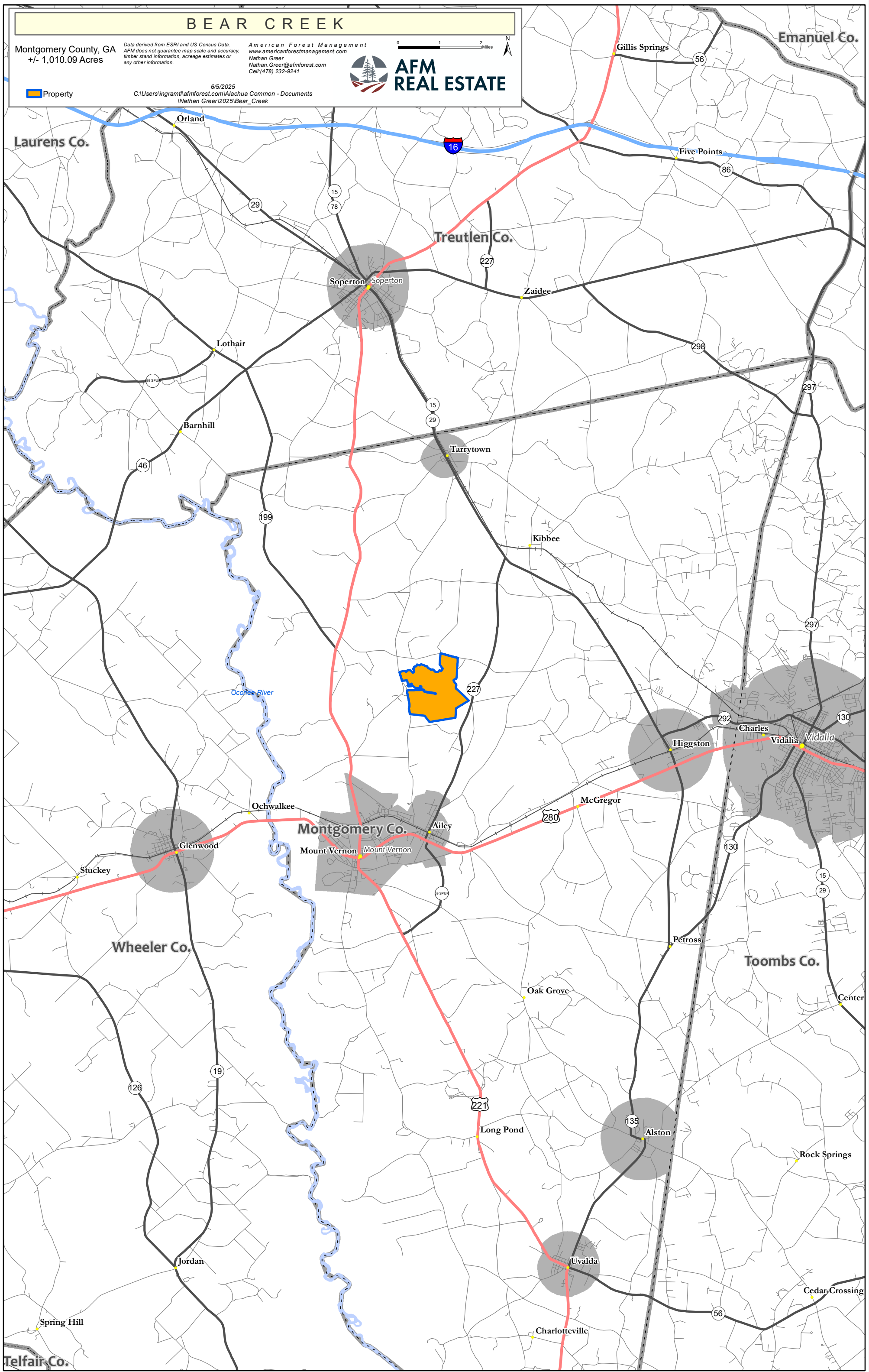
AFM
REAL ESTATE

0 1 2 Miles



Property

6/5/2025
C:\Users\ingramt\afmforest.com\Alachua Common - Documents
Nathan Greer\2025\Bear_Creek





AFM
REAL ESTATE

