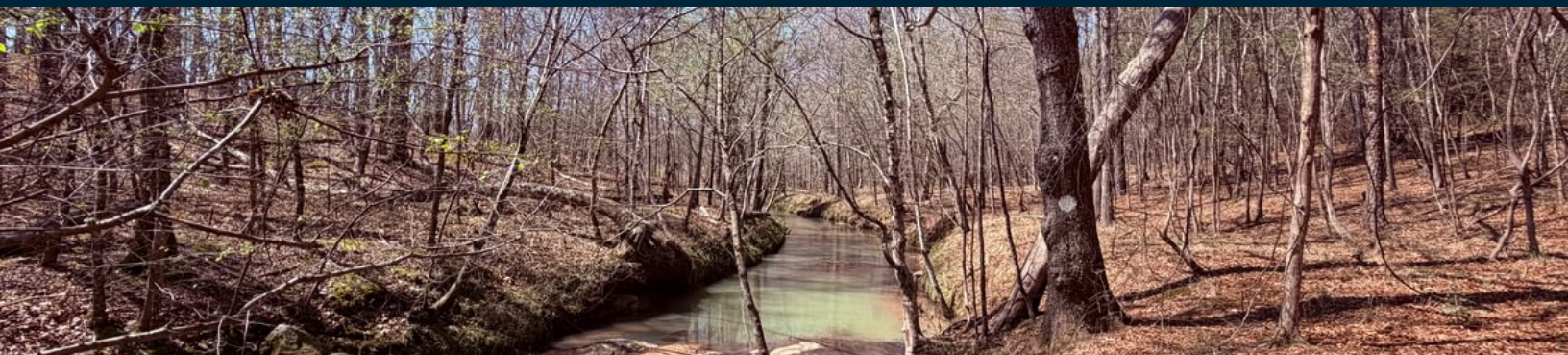




SOLD · SET PRICE

Carr Station Pines at Lake Sinclair

± 101 Acres | Hancock County | Georgia | Near Sparta

Pines, Hardwoods and Location

PRICE	PRICE / ACRE	ACREAGE
\$368,650	\$3,650	± 101

PROPERTY OVERVIEW

AFM Real Estate is pleased to offer Carr Station Pines at Lake Sinclair in Hancock County GA. Carr Station Pines consist of 101 acres of recreation and investment grade timberland along Carr Station Rd. in Hancock County, Georgia. Located in the heart of Lake Country, this property is just minutes from Lake Sinclair and downtown Milledgeville—perfect for family getaways, outdoor opportunities, or commercial boat storage area. Little Rocky Creek borders the southern boundary for over 2000 feet providing wildlife bedding areas and hunting diversity. Rolling terrain with 13- and 1-year-old managed pine plantations provides open space for trails, hunting, and future timber va...

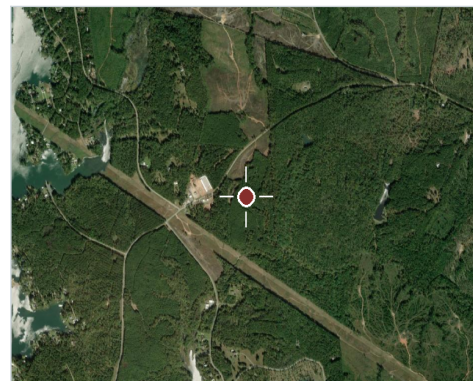
PROPERTY DETAILS

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

COUNTY TAX PARCEL IDS
022-040

DOCUMENTS INCLUDED
Brochure · Location Map · Aerial Map

LOCATION



Hancock 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



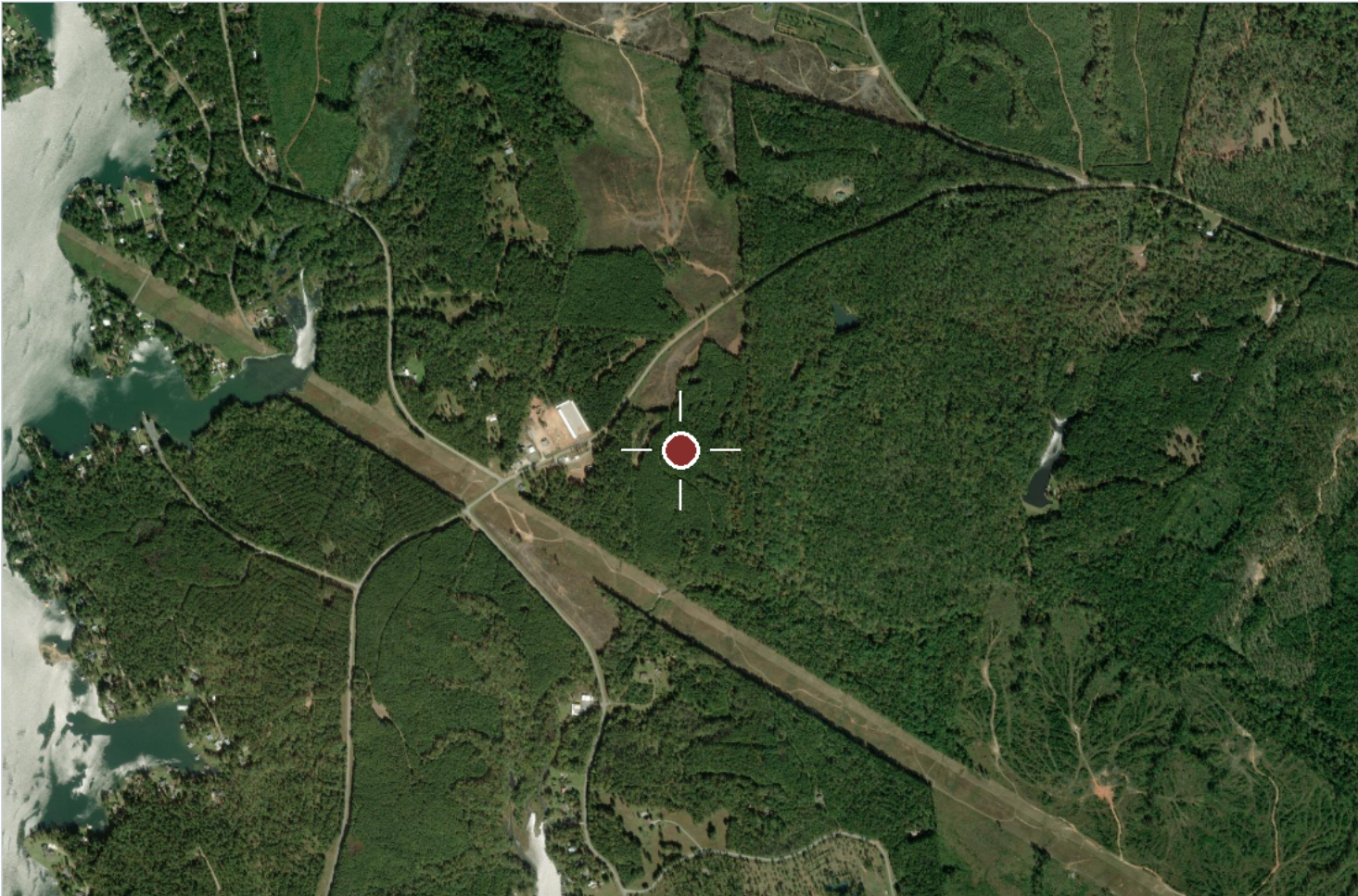
Property Photos

Carr Station Pines at Lake Sinclair · Hancock County · Georgia · Near Sparta

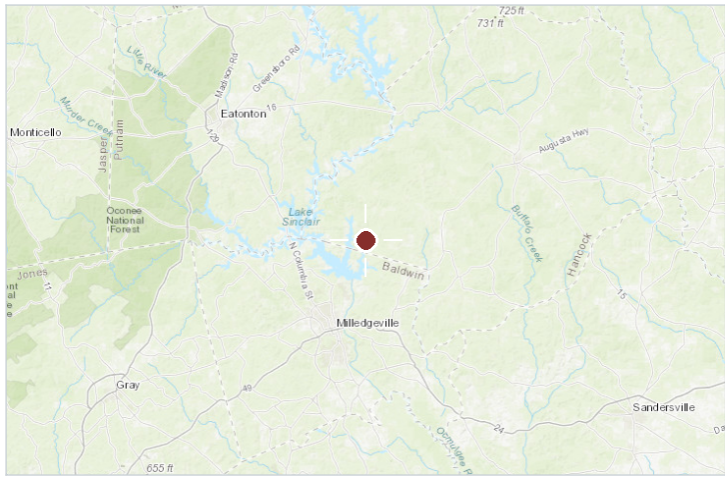


Location & Access

Carr Station Pines at Lake Sinclair · Hancock County · Georgia · Near Sparta



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



Regional locator

COUNTY & STATE
Hancock County, Georgia

NEAREST CITY
Sparta

APPROXIMATE CENTRE
33.18538, -83.18481

COUNTY TAX PARCEL IDS
022-040

INTERACTIVE MAP



<https://id.land/maps/c57b8d8469806e84cadacce77733218c/share>



Carr Station Pines Hancock County, GA.

Carr Station Pines at Lake Sinclair

101 +/- Acres
\$368,650 or \$3650/Ac.
Hancock County, Georgia

The Offering:

AFM Real Estate is pleased to offer Carr Station Pines at Lake Sinclair in Hancock County GA. Carr Station Pines consist of 101 acres of recreation and investment grade timberland along Carr Station Rd. in Hancock County, Georgia. Located in the heart of Lake Country, this property is just minutes from Lake Sinclair and downtown Milledgeville—perfect for family getaways, outdoor opportunities, or commercial boat storage area.

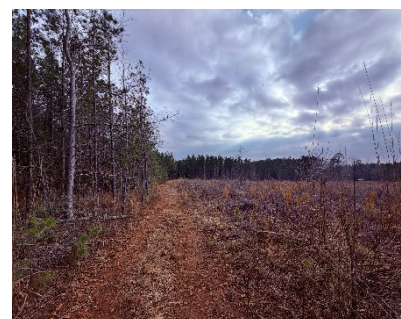
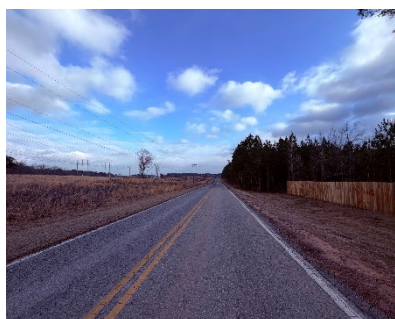
Little Rocky Creek borders the southern boundary for over 2000 feet providing wildlife bedding areas and hunting diversity. Rolling terrain with 13- and 1-year-old managed pine plantations provides open space for trails, hunting, and future timber value. Mature, nut-bearing oaks line the creek drains, creating a prime habitat for deer, turkey, and other wildlife.

Attributes:

- 44 Acres of Merchantable Pines – 13 Yrs.
- Established food plot areas
- Double road frontage.
- Hardwood drains – ideal for wildlife.
- Excellent hunting
- Convenient to Downtown Milledgeville, GA.

Broker Comments:

“Carr Station Pines is the perfect recreational and investment tract with double frontage along Carr Station and Jays Cut Through Roads. Perfect weekend retreat minutes from Lake Sinclair.”

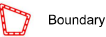


CONTACT:

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Macon, GA. 31210
478.232.9241
Nathan.Greer@afmforest.com

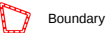
Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating 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.

Carr Station Pines at Lake Sinclair
Hancock County, Georgia, 101 AC +/-



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Carr Station Pines at Lake Sinclair
Hancock County, Georgia, 101 AC +/-



Boundary