



SOLD · SET PRICE

Little Ohoopsee Farms

± 236 Acres | Washington County | Georgia | Near Sandersville

Little Ohoopsee River and Gully Branch - Great Hunting

PRICE	PRICE / ACRE	ACREAGE
\$851,292	\$3,607	± 236

PROPERTY OVERVIEW

Located just east of Sandersville in Washington County, this 236± acre property lies in the heart of one of central east Georgia's most attractive timber and recreational corridors. The land is surrounded by large private holdings managed for timber production, hunting, and outdoor recreation, giving the area a quiet, "large acreage" rural feel while still being only a short drive from the conveniences of downtown Sandersville. Approximately 168± acres are planted in well-managed, 10-year-old loblolly pine, providing excellent current habitat and strong future income potential as the stand moves toward first thinning and beyond. The balance of the acreage is in mixed natu...

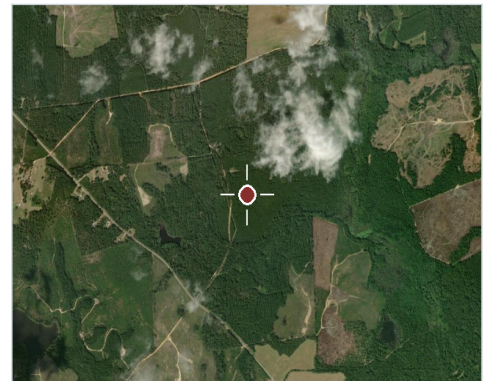
PROPERTY DETAILS

TYPE	ACCESS
Recreation (Large Game Hunting)	Dirt Road · Fee Simple
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Roads

COUNTY TAX PARCEL IDS
145 006

DOCUMENTS INCLUDED
Aerial Map · Location Map

LOCATION



Washington County, Georgia



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SCAN TO VIEW



Property Photos

Little Ohoopee Farms · Washington County · Georgia · Near Sandersville



Location & Access

Little Ohoopée Farms · Washington County · Georgia · Near Sandersville



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

COUNTY & STATE
Washington County, Georgia

NEAREST CITY
Sandersville

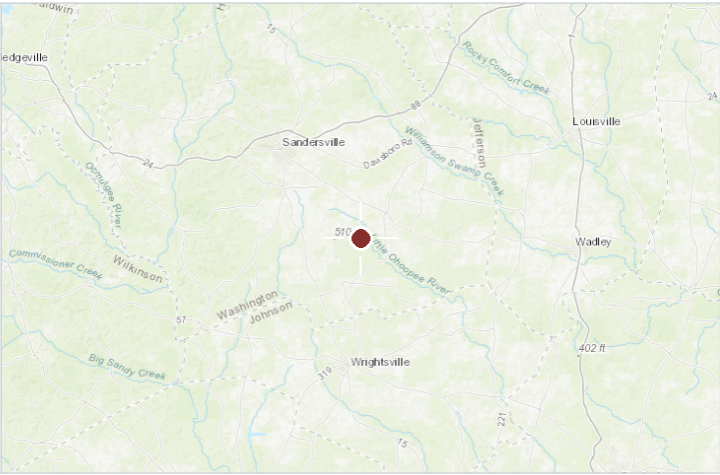
APPROXIMATE CENTRE
32.87723, -82.70148

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INTERACTIVE MAP

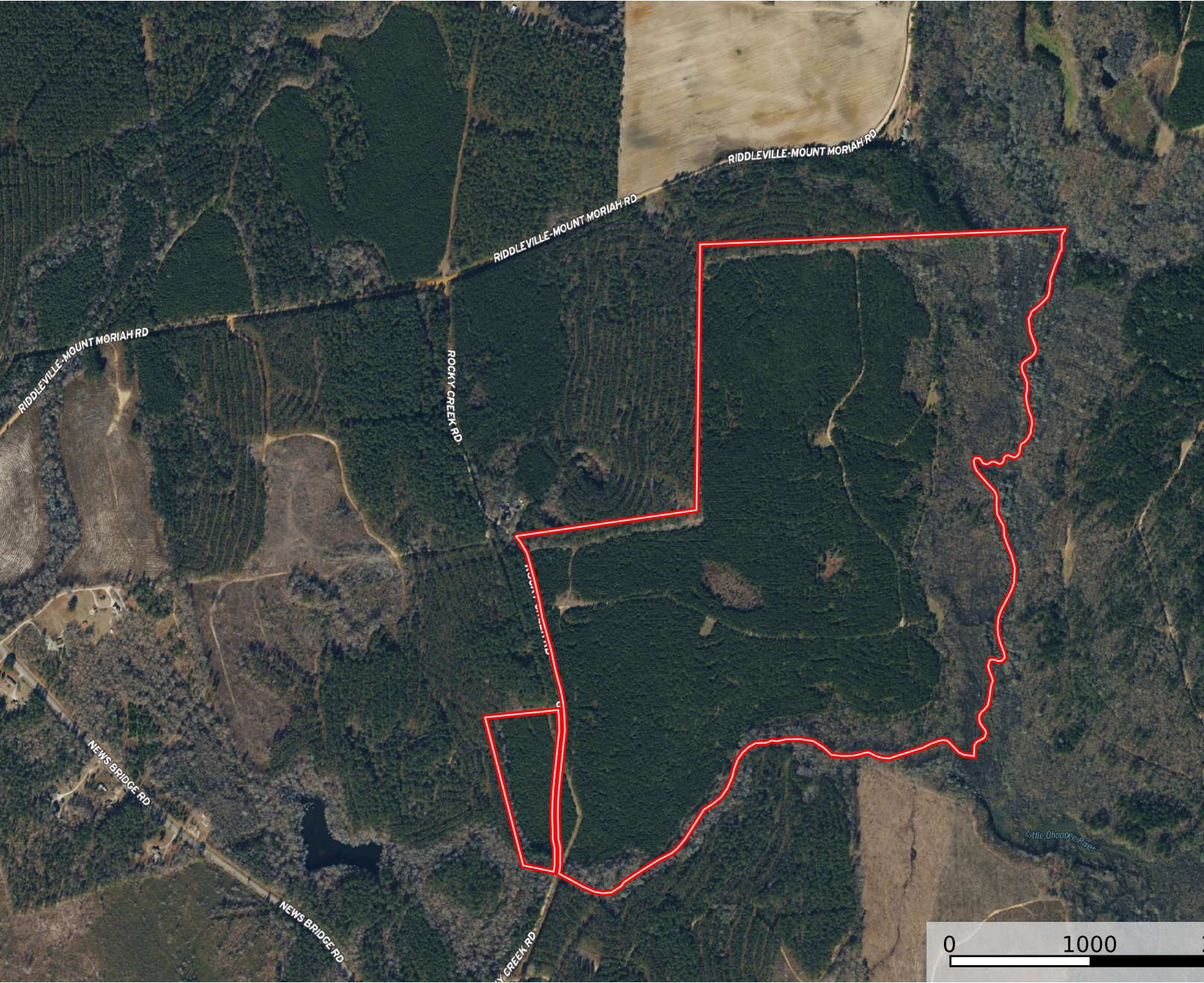


<https://id.land/maps/c737703ab803790c90a88ac309535d03/share>



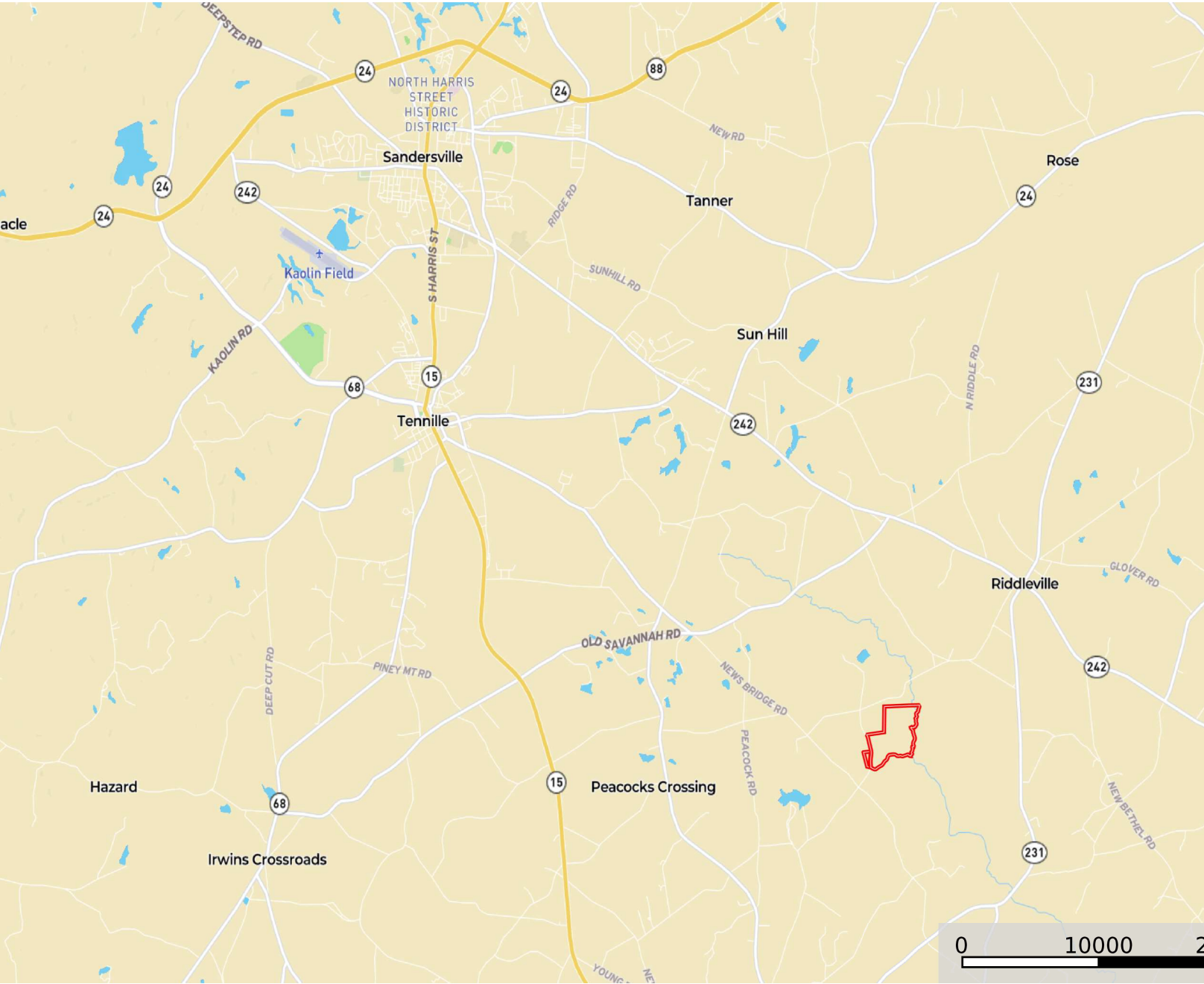
Regional locator

Little Ohoopee River
Washington County, Georgia, 236.5 AC +/-



 Boundary

Little Ohoopee River
Washington County, Georgia, 236.5 AC +/-



Boundary