



SEMINOLE WOODS



331.3 +/- ACRES
SEMINOLE COUNTY, GEORGIA



THE WRIGHT GROUP



SEMINOLE WOODS

Seminole Woods is a 331+/- acre recreational timberland property that is located in a very unique area of Seminole County in southwest Georgia. This fertile, game rich region is known as the Lower Chattahoochee sub-basin of the ACF River Basin, which consists of the Apalachicola, Chattahoochee, and Flint Rivers that come together to form the amazing Lake Seminole reservoir that is known for world-class bass fishing and duck hunting. Seminole Woods lies adjacent to this incredible lake and Seminole State Park in the Spring Creek area just minutes from historic downtown Bainbridge. The property itself consists of multiple age classes of planted and natural timber that is accessible by a great internal road system and extensive paved highway frontage. Additionally, multiple stocked ponds and established wildlife food plots are located throughout the property that further enhance the excellent deer, turkey, duck, dove, fishing, and wild quail hunting. This incredible property has been owned and managed by the same family for multiple generations and is being offered as a whole. For additional information and to schedule an appointment to tour this legacy tract, please contact our office today.

WRIGHTBROKER.COM



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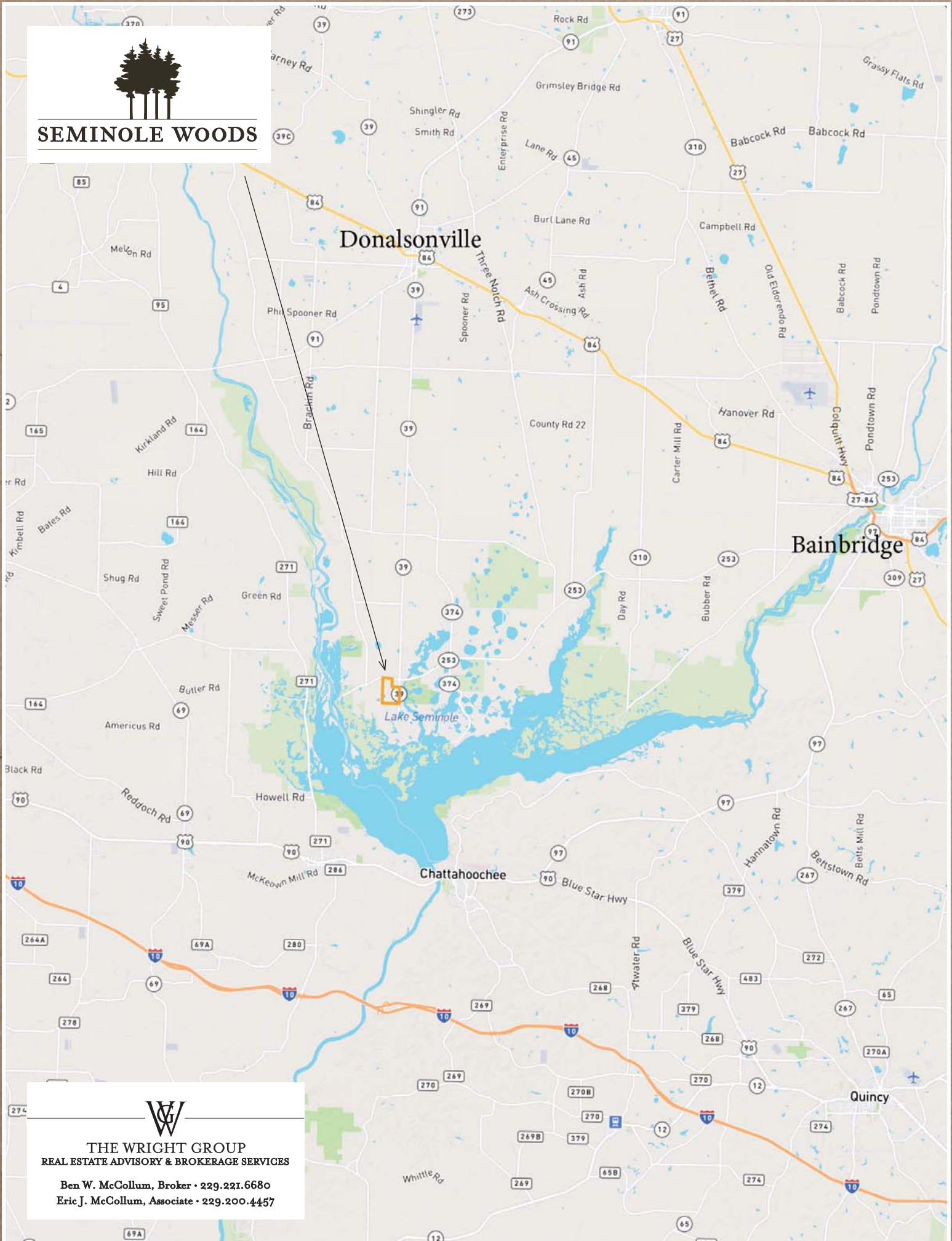
331.3 +/- ACRE RECREATIONAL TIMBERLAND INVESTMENT PROPERTY

* 331.3+/- Acre Recreational Timberland Investment Property

- Located in Desirable Seminole County, GA Adjacent to Lake Seminole
- Adjacent to Seminole State Park
- Extensive Paved Highway Frontage
- Well Developed Internal Road System
- Established Wildlife Food Plots
- Multiple Stocked Ponds Throughout the Property
- Excellent Deer, Duck, Turkey, Dove and Wild Quail Hunting
- No Conservation Easement on the Property
- Property has been Owned and Managed by the Same Family for Multiple Generations
- Multiple Age Classes of Planted Pines and Natural Timber
- Enrolled in Forestland Protection Act Program and Conservation Use Covenant
- Bainbridge, GA: 25 Minutes, Dothan, AL: 50 Minutes, Thomasville, GA 1 Hour
- Price: \$1,275,505.00 or \$38550/Acre



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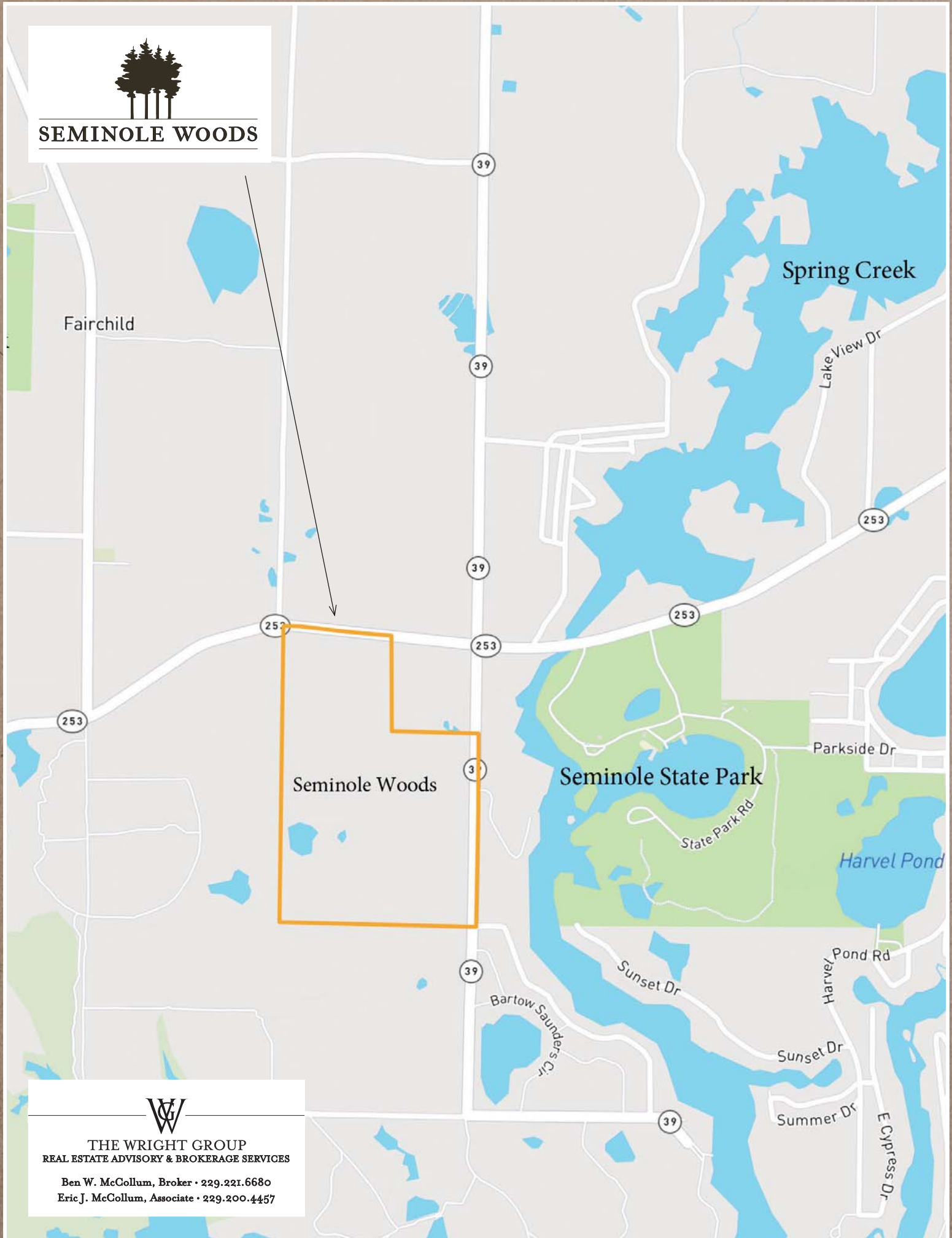


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REAL ESTATE ADVISORY & BROKERAGE SERVICES

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Spring Creek

Fairchild

Lake View Dr

Parkside Dr

Seminole State Park

Harvel Pond

Harvel Pond Rd

Sunset Dr

Sunset Dr

Summer Dr

E Cypress Dr

Bartow Saunders Cir



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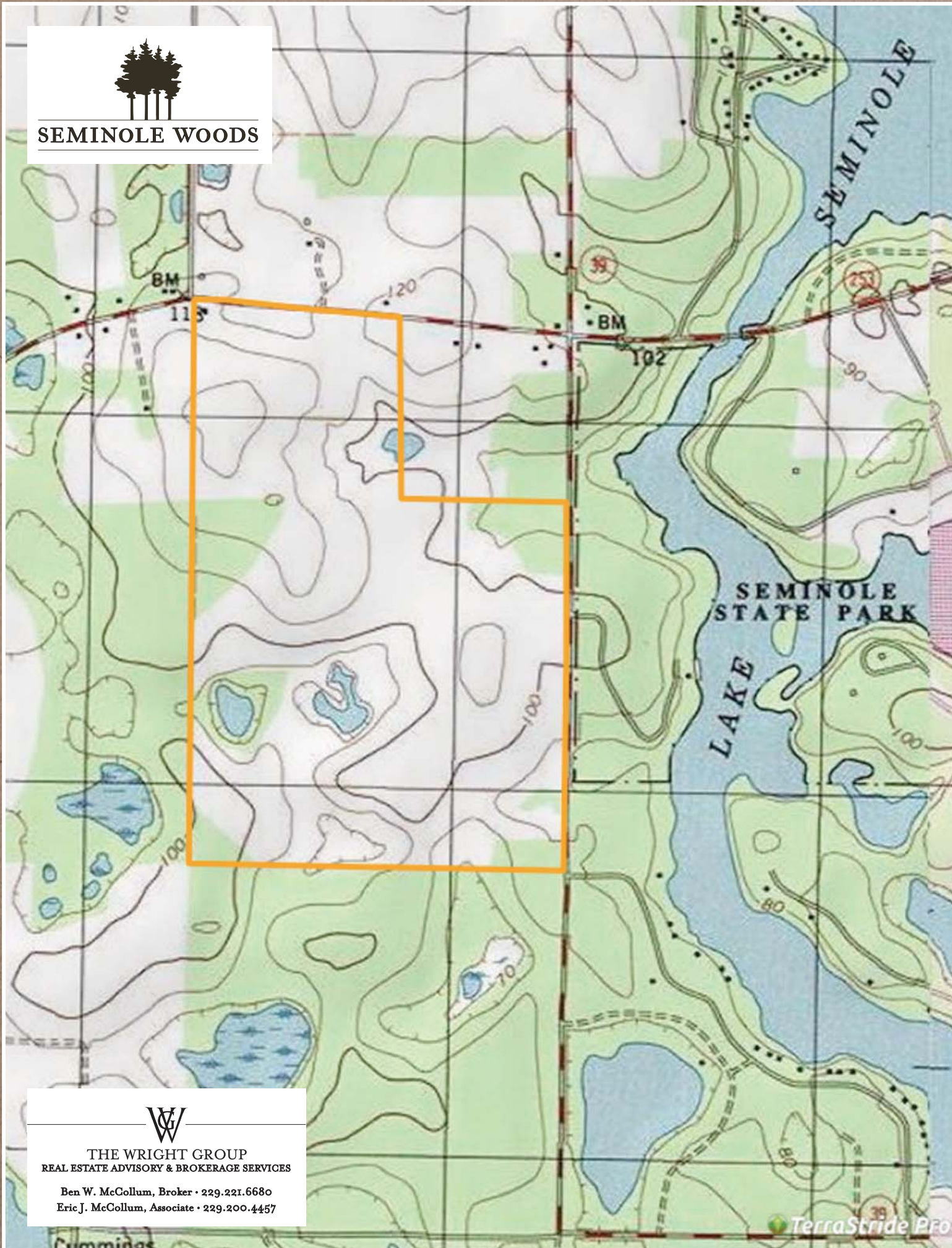


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TerraStride Pro



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OFFERED EXCLUSIVELY BY



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