

# 48 acres in Randolph County

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## Property Address

Clubhouse Road  
Coleman, Georgia 39836

## Property Highlights

- Price: \$95,760.00
- Acres: 48.00
- County: Randolph
- State: Georgia
- Closest City: Coleman
- Property Type: Acreage

## Property Description

Great small rural tract of land at a great price, just outside of quaint Coleman GA in Randolph County. Perfect for an affordable hunting tract of your own, and/or a place to build that dream house or cabin in the country. Under 10 miles as the crow flies from the property is beautiful Lake Eufaula (Walter F. George Reservoir). The good shape of the property and ample road frontage makes for a great tract to subdivide. Just a few hundred feet north of the property is Caney Branch that flows year round. While there is no creek frontage on the 48 acres, Caney Branch is so close to the property wildlife abounds on the 48 acres.

\*+-1850' of road Frontage on county graded Clubhouse Road (County Rd #68) \*good woods road network, and several openings ideal for food plots \*+-17 Acres of Old-Field Planted Loblolly Pine (Sawtimber Class), ready for final harvest and reforestation \*+-23 Acres of Upland Planted Loblolly (Pulpwood/Chip-N-Saw Class), thinned once. \*+-7 Acres of Mature Oak and Mixed Hardwood, with plenty of acorn producing oaks

## Driving Directions

From Coleman GA head south on Hangman Road 0.3 miles and turn west on Clubhouse Road. Property begins after +-1.15 miles on the north side of Clubhouse Rd. The property continues from that point on the north side of Clubhouse Rd for +-0.35 miles. Do not enter property without permission.



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