

55 acres in Schley County

Matre Forestry Consulting, Inc. | 229-639-4973 | mike@matreforestry.com



Property Address

Ellaville, Georgia 31806

Property Highlights

- Price: \$139,638.00
- Acres: 54.76
- County: Schley
- State: Georgia
- Closest City: Ellaville
- Property Type: Acreage

Property Description

Stop leasing and buy! Owner finance available. This +-55 acre Schley County Tract is a perfect, ready to hunt small and affordable hunting tract. Located +-7 miles west of Ellaville, the tract is situated just under 1 mile northeast of the desirable Muckalee Creek, and right in-between two Muckalee tributaries. Ask around, and you will hear that the Muckalee Creek is famous for BIG DEER, and so is Schley County, GA.

- The tract has nice rolling topography, with several draws going through the property.
- There is +-4 acres of established food plots, and the majority of the property is +-1983 planted loblolly, with some nice hardwood in the hedgerows and in some of the draws (drains).
- In +-2006 the planted pine was wildlife cut (marked by a forester), and the understory consist of hardwood regen, pine regen, scattered oaks, brush, weeds, and grasses.
- The tract is setup perfect for successfull and enjoyable deer and turkey hunting, and hunts bigger than 55 acres.
- The owner has under hunted the property, and deer sign is everywhere.
- The owner also leases +-97 acres of adjoining property, and the buyer (you) can possibly assume the +-97 acre lease.
- Feeders and premium deer stands stay with the property.
- There is already electric service and county water at the camper.

A must see. Contact Matre Forestry today to schedule your showing. Seller wants offers.

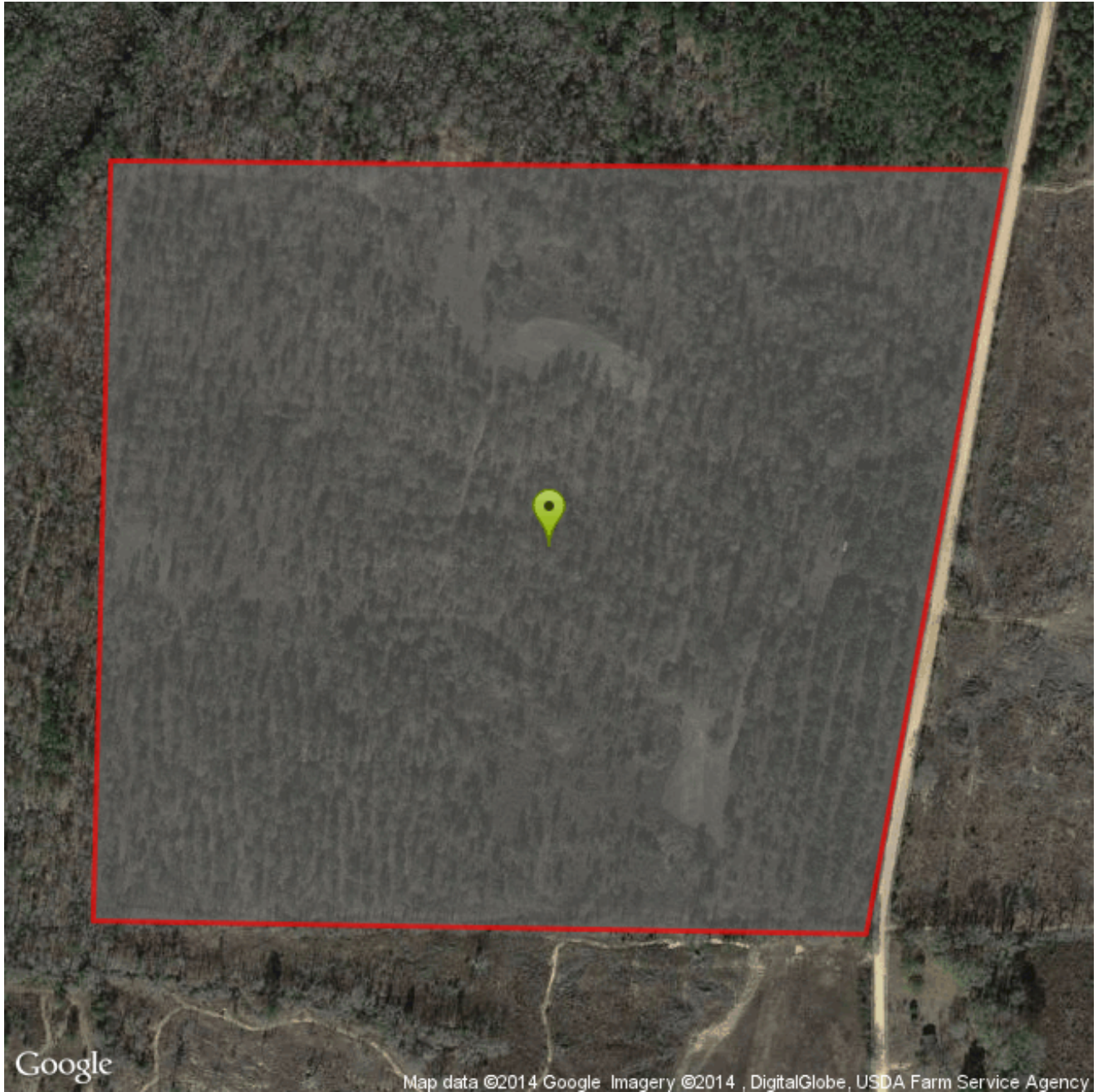


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More details at
landsofgeorgia.com/listing/1583653

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Gokee Tract Schley County, GA 54.76 Taxed Ac

Parcel 03301430003
LL 143; 30th LD

Legend

 Camp/Electric/Water

LineData

TrctNum, Descrip

 1240, Creek

 1240, Drains

 1240, Roads County Graded

 1240, Roads Private

 Food Plots, +-4.0 Acres

 Tract Boundary

Timber Summary:

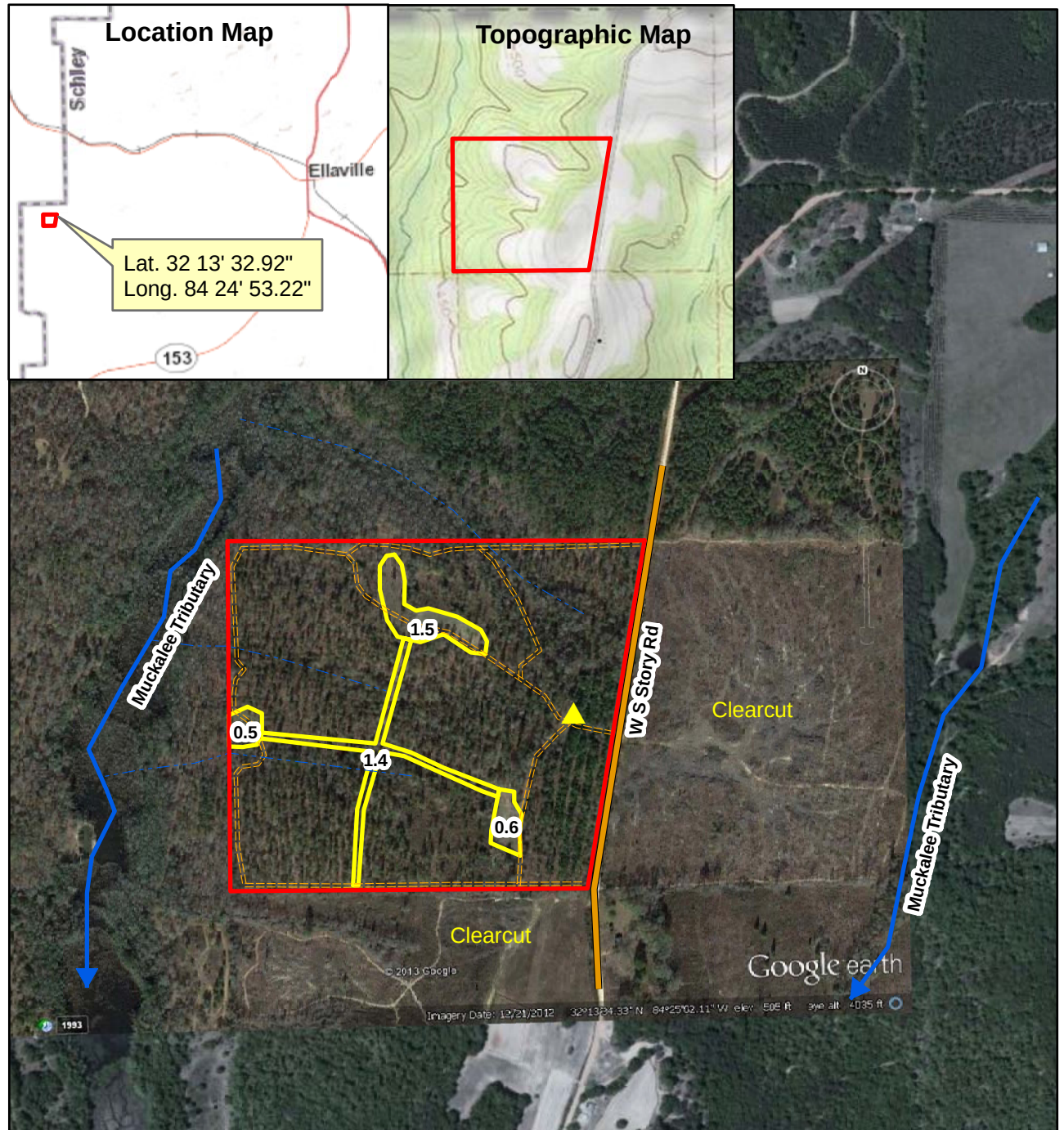
+/-4 Acres of Food Plots and
+/-51 Acres of mostly +/-1983
Upland & old-Field Planted
Loblolly plus hardwood hedge-
rows & drains.

*Notes: The planted pines were
wildlife cut in +/-2006, and the
understory is a mix of hardwood
regen with scattered oaks, pine
regen, brush, weeds, grasses.
The wildlife cut was marked
by a forester.

Attributes:

*Owner has +/-97 acre hunt lease adjoining
property. Buyer can possibly assume lease.
*Feeders & deer stands stay

*Electric service & county water on property.
*Owner has under-hunted the property.
*Just to west of tract is a major creek bottom,
and just to the east is another creek bottom.



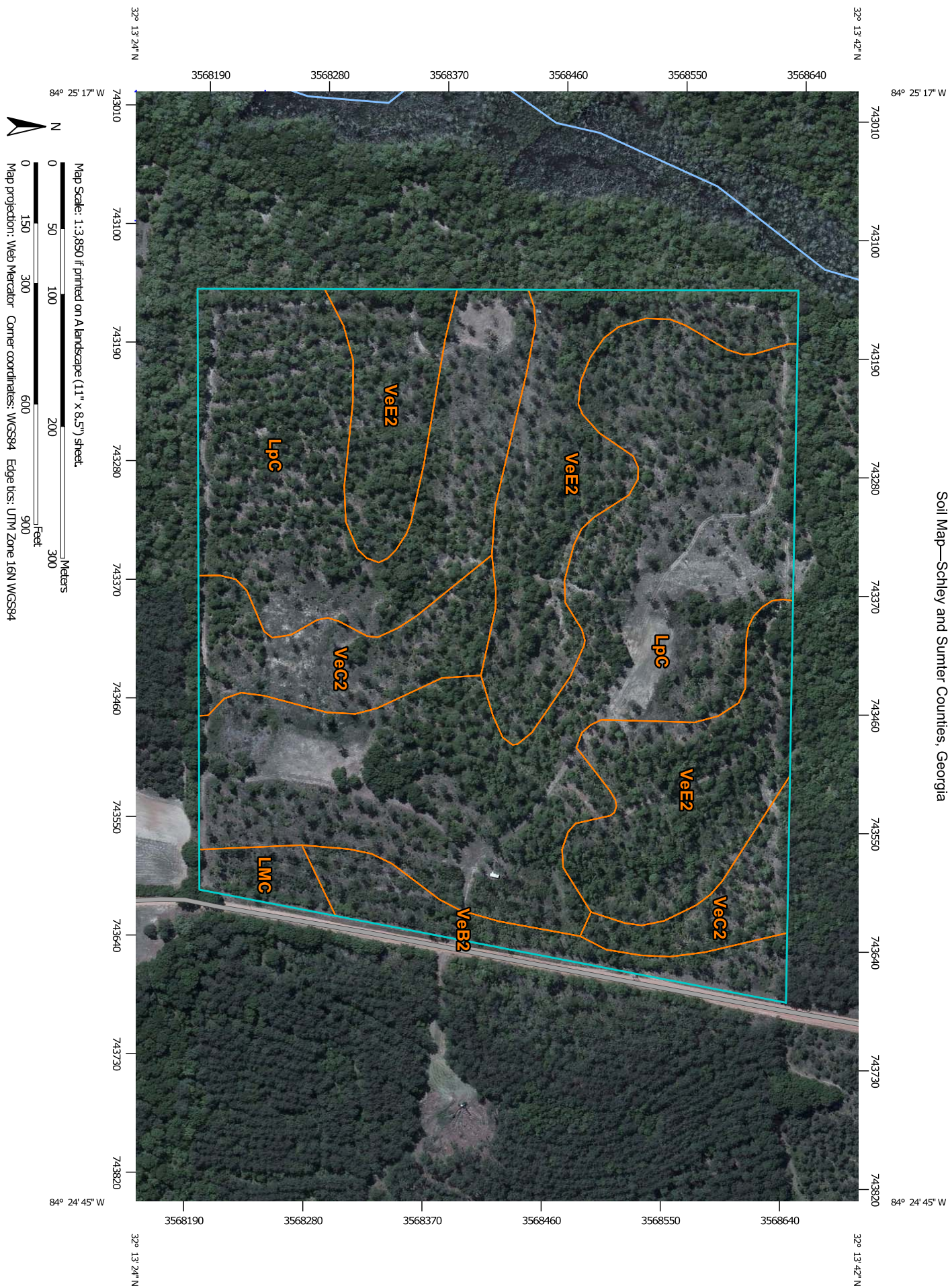
Mapped 12/2/13 by Mike Matre in ArcView
GIS.
www.matreforestry.com (229) 639-4973

Disclaimer: The map information is not guaranteed.
Property lines, food plots, roads, and drains and
all other mapped types are approximately located
on the map based on aerial interpretation.

0 330 660 1,320 Feet

1 in = 660 ft
1:7,920

Soil Map—Schley and Sumter Counties, Georgia



Map Unit Legend

Schley and Sumter Counties, Georgia (GA652)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LMC	Lucy loamy sand, 5 to 8 percent slopes	0.9	1.7%
LpC	Lakeland sand, 0 to 8 percent slopes	31.2	56.3%
VeB2	Vaucluse loamy sand, 2 to 5 percent slopes, eroded	2.6	4.7%
VeC2	Vaucluse loamy sand, 5 to 8 percent slopes, eroded	5.5	9.9%
VeE2	Vaucluse loamy sand, 8 to 17 percent slopes, eroded	15.2	27.4%
Totals for Area of Interest		55.4	100.0%



1_Stand_FoodPlot_Woods.jpg



2_FoodPlotFromStand2.jpg



3_RoadFrontage.jpg



4_Camper.jpg



5_FoodPlotFromStand.jpg



6_WoodsStripFromStand.jpg



7_WoodsFromStand.jpg



8_Woods.jpg



9_Entrance.jpg



10_FireHydrant.jpg



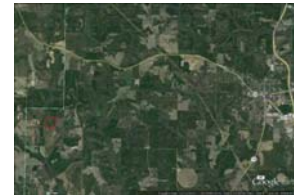
11_FoodPlotSE_Woods.jpg



12_FoodStripFromStand.jpg



13_GE_Tract.jpg



14_GE_Location.jpg