



Sand Hill Plantation

Mauk, GA • Taylor County

1,561.22 Contiguous +/- Acres

Hunting Retreat, Corporate Retreat, Family Compound

Stunning Panoramic Vistas!







**Sand Hill Plantation
Mauk, GA**

*"The land belongs to the future.
We come and go, but the land is always here.
And the people who love it and understand it
are the people who own it."*

~ Willa Cather, O Pioneers!

Beautiful Sand Hill Plantation is located two hours south of Atlanta and 45 minutes east of Columbus in the tight-knit community of Mauk, Georgia.

Spanning over 1,561.22 +/- continuous acres, Sand Hill Plantation offers stunning panoramic views, an abundance of wildlife, and miles of cold water springs and large creeks winding thru the property. An abundance of beautiful mature hardwoods follow along the creek bottoms.

The property has multiple gated access points and is currently being used as a hunting retreat and weekend getaway. Sand Hill Plantation is home to a large number of native wildlife, including world-class White Tail deer, wild boar, turkey, and quail. To enhance the hunting experience, there are several established food plots, working feeders, and stands located throughout the property.

With over 6 miles of county road frontage and an excellent interior road system, owners and guests alike can easily explore the entire property.

There are multiple income-producing possibilities, including timber, sand mining, hunting compound, and retreat-style living. The standing timber consists of longleaf and loblolly pine.

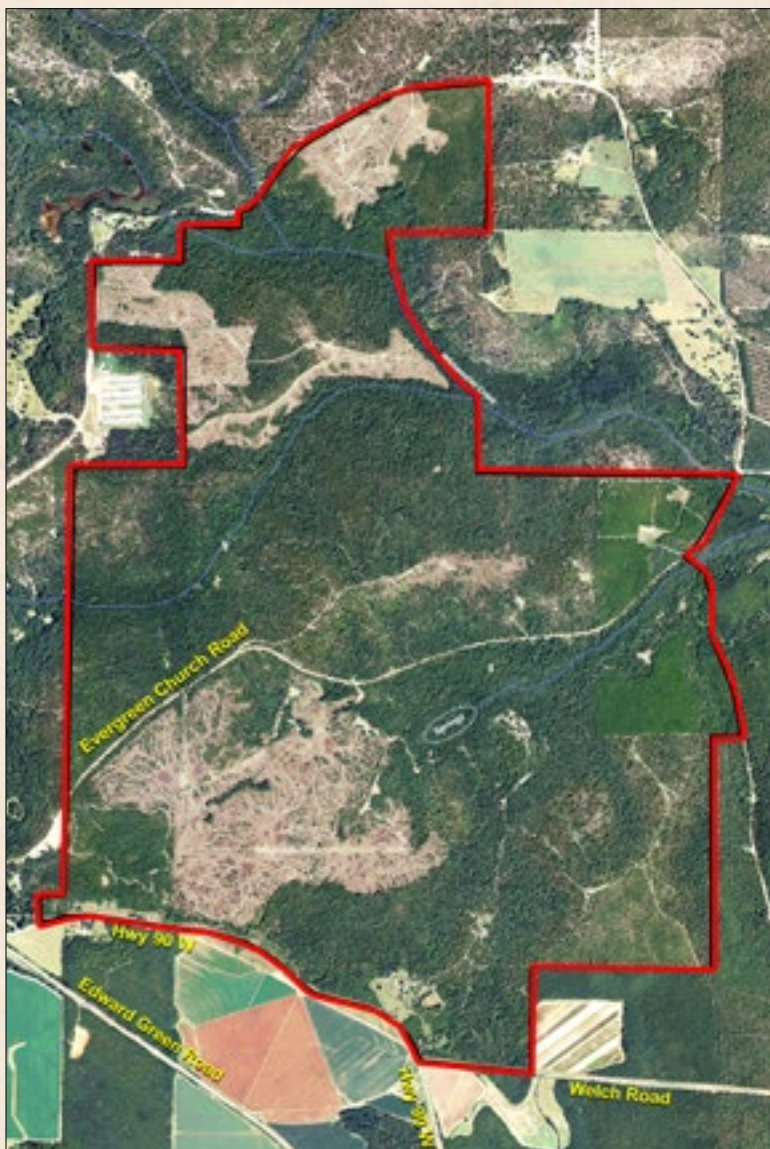
This property consists of several diverse living quarters, including a pristine 5,000 SF main lodge; 2 gorgeous homes; a fully-equipped workshop; and a one-of-a-kind, handcrafted, custom-built barn with loft-style sleeping quarters that is perfect for hosting large groups.

Sand Hill Plantation is garnished with several peach, pecan, pear, and fig trees; a muscadine and scuppernong vineyard, as well as a large blueberry orchard.

World-class hunting, stunning views, meandering creeks, and strong investment potential, Sand Hill Plantation has it all!

For AERIAL VIDEO and additional details, visit:

www.SREland.com/SandHill



Parcel ID Numbers (Taylor County, GA):

- 003 017
- 009 021
- 009 026
- 009 031
- 009 032
- 010 002
- 010 002 A
- 010 002 B
- 003 047

Driving Directions from Atlanta:

- Take Hwy 19 South thru Thomaston
- Go right onto Pobiddy Road
- Go left onto Poplar Trace Road that turns into Buckner Road
- Turn onto GA90 S into Mauk
- Property is just past store on the left

Showing Instructions:

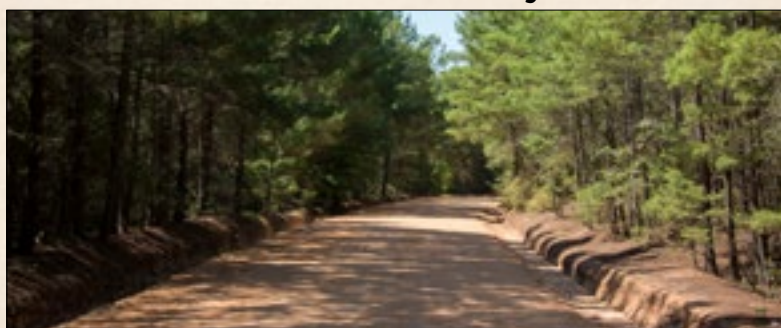
- Call James Potts at 706.588.8850, Spinks Brown Durand Realtors



**Stunning Panoramic Vistas
Meandering Spring-fed Creeks**



**Abundant Game: White Tail Deer, Hogs, Turkey, Quail
Excellent Interior Road Systems**



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Sand Hill Plantation

Mauk, GA • Taylor County

Beautiful elevation changes create incredible views for this area of Georgia. The scenic rolling hills with rows of blueberry bushes and spring-fed creeks show off nature at its best! The upscale custom-designed main lodge is stunning, along with other custom built structures throughout the property.

Acreage: 1,561.22 +/- acres

Sale Price: \$4,275,000

Price per Acre: \$2,700

GA County: Taylor

Site Address: Sand Hill Plantation, Mauk, GA 31058

Road Frontage: 6 +/- miles total road frontage on Hwy 90 & Welch Road with several gated access points

Water Features: 4 creeks bisecting the property offering miles of cold water springs and large creeks winding thru the property

Water Source: 5 wells, 4 spring-fed creeks, 1 spring, 1 pond

Fencing: Designed gated entrance

Uplands/Wetlands: 100% above flood plane

Land Cover: Rural land, ag land, woodlands, timberland, mature hardwoods along creek beds

Structures:

- Main Lodge: 5,000 SF
- 1 House with in-ground pool: 1,556 SF
- 1 House: 1,476 SF
- 1 In-law guest house: 800 SF
- 1 Workshop: 30' x 24'
- 1 Barn, 2-story: 2,600 SF total
(plus 2 "lean-tos" on each side at 12' x 50' each)
- 1 Single-wide trailer: 840 SF
- 1 Small cabin
- Around 15 tree stands

Infrastructure:

- Extensive internal road systems
- Established food plots
- Working feeders
- Hunting stands

Current Use: Timber production, hunting, recreation, homesite, family compound

Income Features: Timber (longleaf & loblolly pine) has been cut in the past and replanted; strong possibility for sand mine income with coarse sand under the surface

Potential Uses: Hunting retreat, corporate retreat, family retreat/compound, sand mining, timber production

Game Populations: Abundance of wildlife, world-class deer, hogs, turkey, quail

Taxes: Proposed for 2016 \$13,503

**Once in a Lifetime Opportunity
to Own a Gorgeous Retreat
on 1,561.22 +/- Contiguous Acres
in Taylor County, GA!**



Beautiful Custom Rustic 5,000 SF Main Lodge with Stunning Vistas!



Sand Hill Plantation - Mauk, GA • Taylor County



Home 1

**Gorgeous Vistas
Throughout Property!**

Home 2



In-Law Suite Guest House

Custom Built Barn



Cabin





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