

THE FARM AT NICHOLS

140 FARM ACRES + 1,200 ACRE LEASE | WARE COUNTY, GEORGIA

\$635,000



PROPERTY SIZE

140 Acres + 1200 Acre Lease

LOCATION

Ware County, Georgia

CATEGORY

Family Farm, Hunting & Recreational Land

IMPROVEMENTS

Two furnished cabins (Approx. 1,800SF total), Barn with enclosed storage, 15-acre hay field, Well and Septic utilities, Fishing Pond, Hunting Stands, Feeders, Food plots

An exceptional opportunity to own 140 acres and hunt on over 1,300 acres. For sale is 140 acres with a pristine deep water fishing lake, 2 all cypress and pine construction cabins with utilities and a 15 acre hay field with hunting woods backing up to Hog Creek. As if this wasn't exceptional enough by itself the adjoining 1,200 acres are in a long term lease and can be transferred with approval of all parties. The adjoining leased farm is half agriculture and half woods and itself includes multiple duck ponds and is an incredible piece of hunting ground, quality deer managed for the last 15 years. This exceptional combination of large acreage lease and farm ownership provide the greatest value possible and took years to build and assemble. Around our office we are asked to find this type of opportunity so frequently but are so rarely able to find it. This is a can't miss opportunity for the outdoors enthusiast who loves hunting, family and the outdoors. Available turnkey with hunting stands, food plots, feeders and equipment if desired. Cabins come fully furnished including the fishing poles!

"We are asked to find this type of opportunity so frequently but are so rarely able to find it. This is a can't miss opportunity for the outdoors enthusiast who loves hunting, family and the outdoors."

Hunter Brant, President,
Oakwood Realty Group



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Real Estate Brokerage | Advisory & Consulting Services

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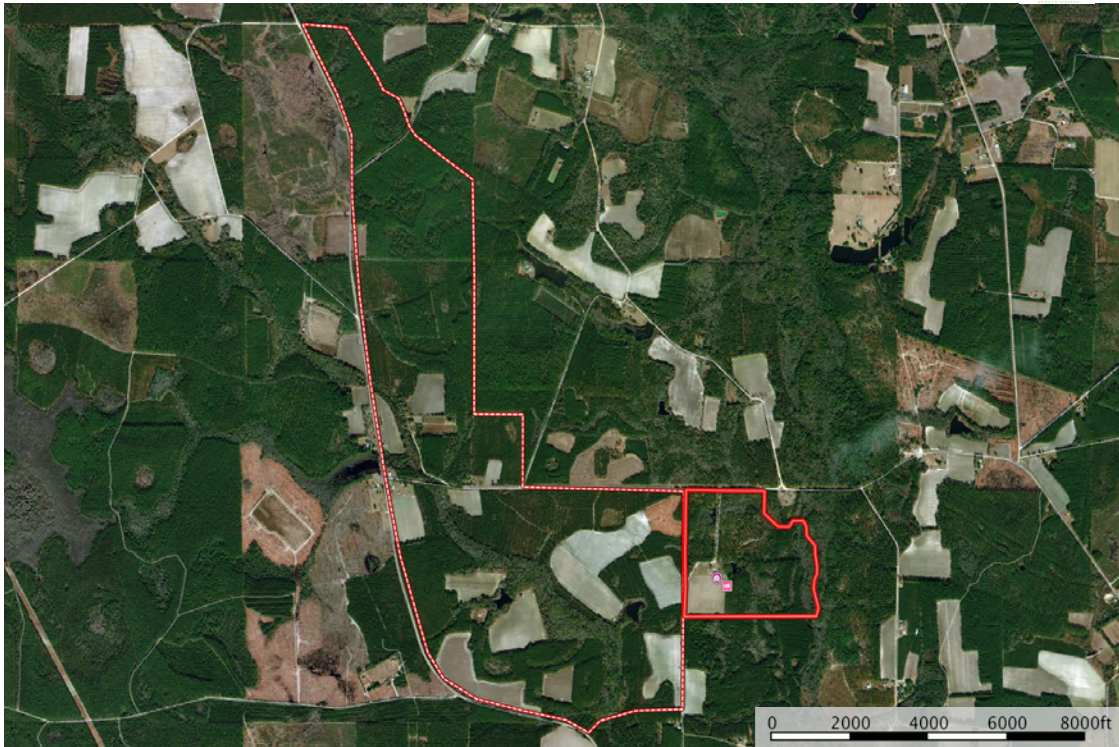
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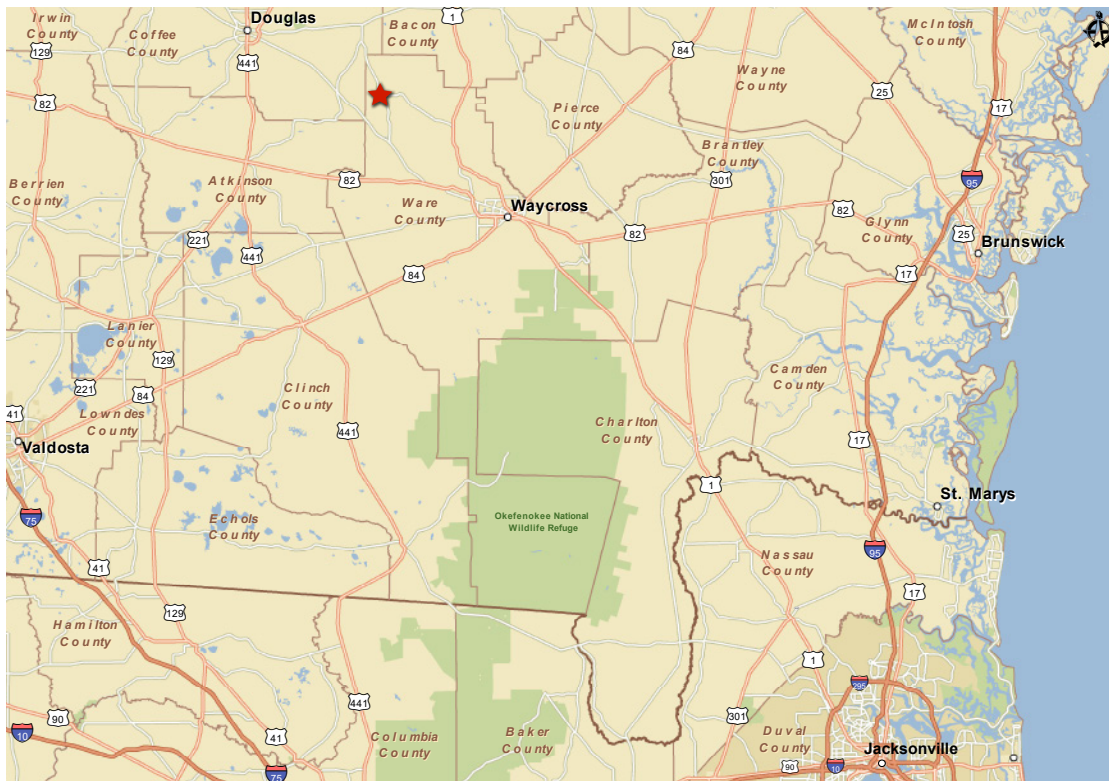
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AERIAL MAP



LOCATION MAP