

# CLOVIS SPRINGS

\$1,250,000

115.69 acres

4,400 sq. ft.

233 Hawkins Rd Americus, GA 31709



**SEE IT TODAY**

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**Brandon Vann**  
**New Era**  
**Land Agent**



# SECLUDED COUNTRY LIVING WITH ALL THE AMENITIES!

Beautiful homestead situated on 115.69 acres that are loaded with wildlife and located in one of the most desirable areas of Sumter County. This property once featured a quail course and offered full and half-day quail hunts. The owner is currently running 10 Wagu Cattle on the fenced pasture. This tract is abundant in wildlife. Turkey, deer, quail, and ducks are seen on a consistent basis! The house features nearly 4,400 sq. ft. of heated and cooled living space with an additional upstairs loft area that could be converted to a living area very easily. The house features 3 bedrooms 3 baths, updated LED lighting, granite countertops, a large master bedroom and bathroom, a built-in safe room, and much more. The northern end of the house features an entertainment room that connects to the fenced-in pool area. The saltwater pool was built in 2020 and features a hot tub with a waterfall. In the event of a power outage, the house is still fully functional. The house features a full backup generator and a 500lb underground propane tank that runs the appliances. If you're interested in relocating to the country or looking for a great hunting tract with incredible living quarters then this could be the one for you!



















