



**CAMP CREEK HILLS**

**+/- 100 Acres**

*Wilkinson County, GA*

**\$429,000**

**\$4,290/Acre**

*Asking Price*

- Turnkey Hunting Property
- 40x40 Insulated Metal Building
- 16x32 Bunkhouse
- Electricity, Well, and Septic
- Deer, Turkey and Hogs
- Perennial Creek

## ABOUT THE PROERTY

**CAMP CREEK HILLS** is a turnkey hunting and recreational opportunity complete with a fully insulated 40x40 metal building, 16x32 bunk house, perennial creek, and loaded with deer, hogs and turkey. The property has multiple age classes of pine and hardwood timber, including mature hardwood with mast bearing species as well as younger, pre-merchantable timber. The diversity in age class, topography, and water sources create excellent wildlife habitat with bedding areas, excellent browse, and travel corridors.



A Land Brokerage &  
Forestry Services Company

2044 Northside Road  
Perry, Georgia 31069

Phone: 912-678-5920

Email: [jack.frankhouser@ghland.com](mailto:jack.frankhouser@ghland.com)

## Key Features

- Turnkey Hunting Property
- 40x40 fully insulated metal building
- 16x32 plumbed and wired bunkhouse
- Electricity, septic, and well
- Paved Road Frontage
- Mature Hardwood
- Perennial Creek
- Internal Roads
- Tremendous wildlife sign

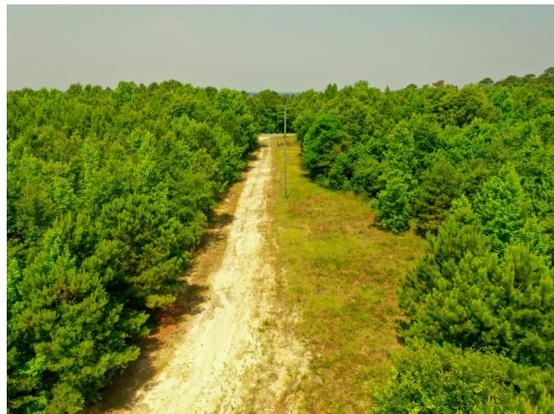
Destination	Distance	Stand Type	Acres
Jacksonville FL	3 Hours 45 Min	2012 Hardwood	12
Milledgeville	30 Minutes	2012 Mixed Pine/ Hardwood	47
Atlanta	2 Hours 10 Min	Game Patch	1
Macon	45 Minutes	Hunting Camp	1
		Mature Hardwood	39
		<b>Total</b>	<b>100</b>



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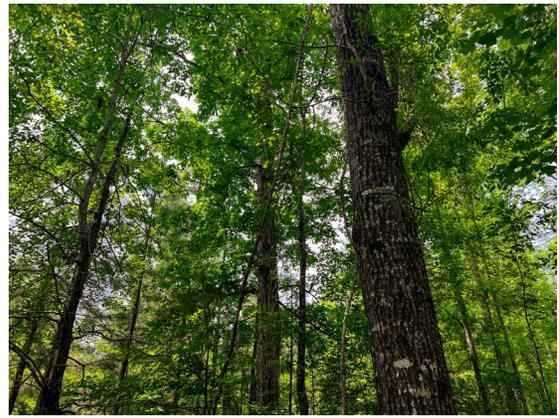
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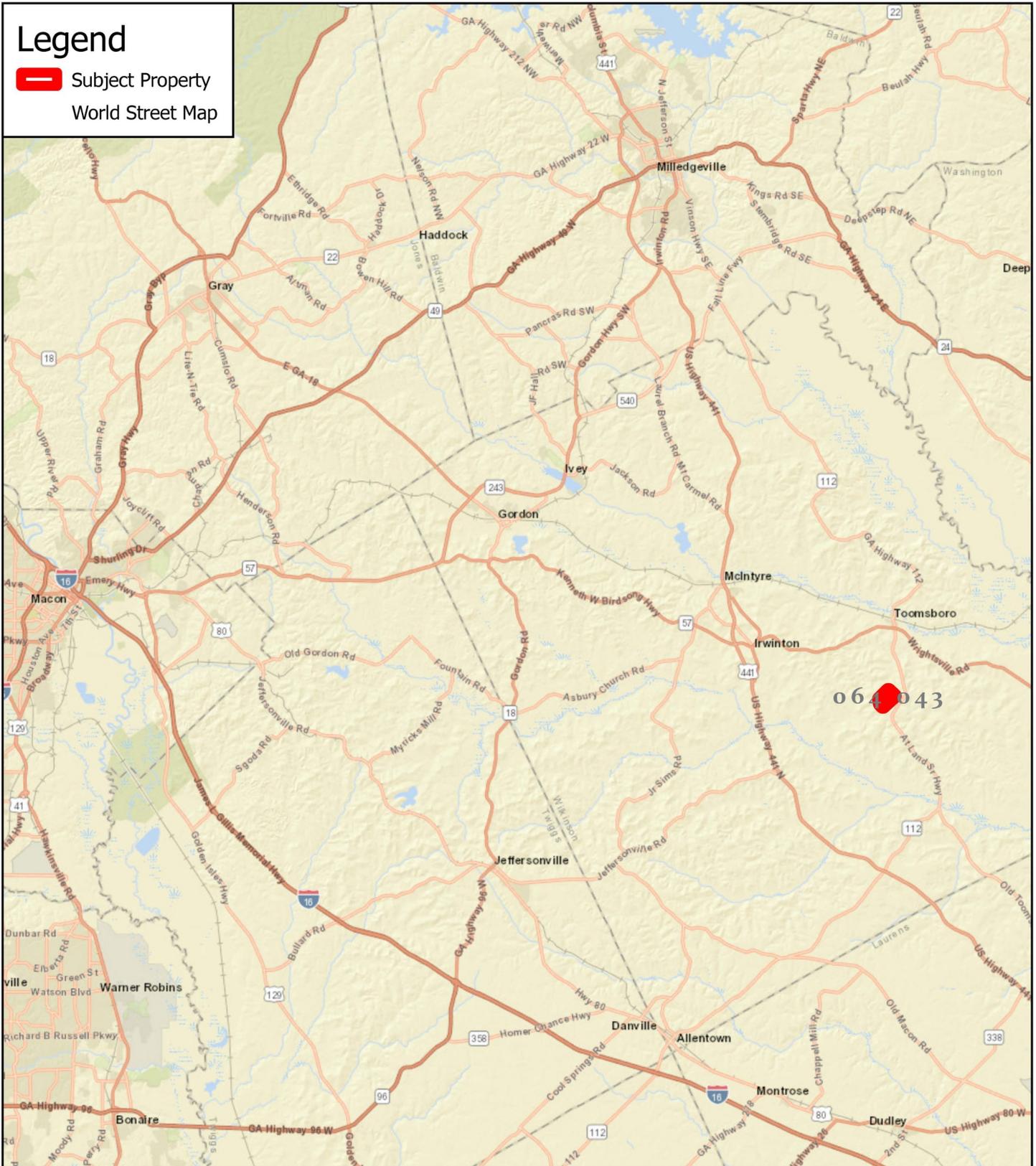
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# Legend

-  Subject Property
-  World Street Map



## Wilkinson County 100 Acres +/- Region Map



JACK R FRANKHOUSER, ALC  
REALTOR/FORESTER  
ACCREDITED LAND CONSULTANT  
912-678-5920 | GH.LAND.COM

# 2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.3292°W 32.8454°N

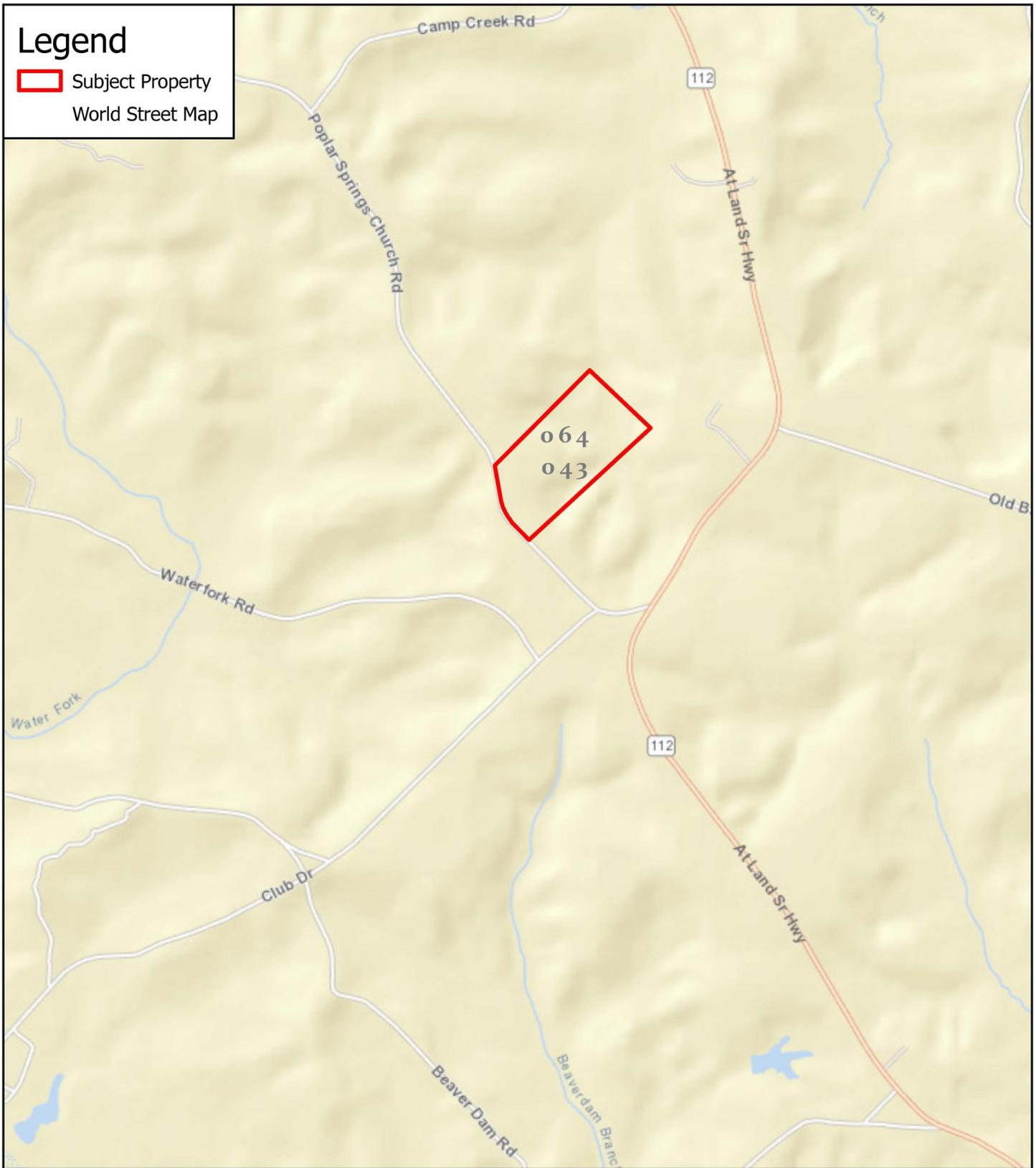


1 inch equals 33,250 feet



# Legend

-  Subject Property
-  World Street Map



## Wilkinson County 100 Acres +/- Location Map



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# 2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.0874°W 32.7759°N



1 inch equals 2,997 feet



# Legend

 Subject Property



## Wilkinson County 100 Acres +/- Tract Map



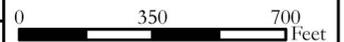
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# 2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.084°W 32.7829°N



1 inch equals 503 feet



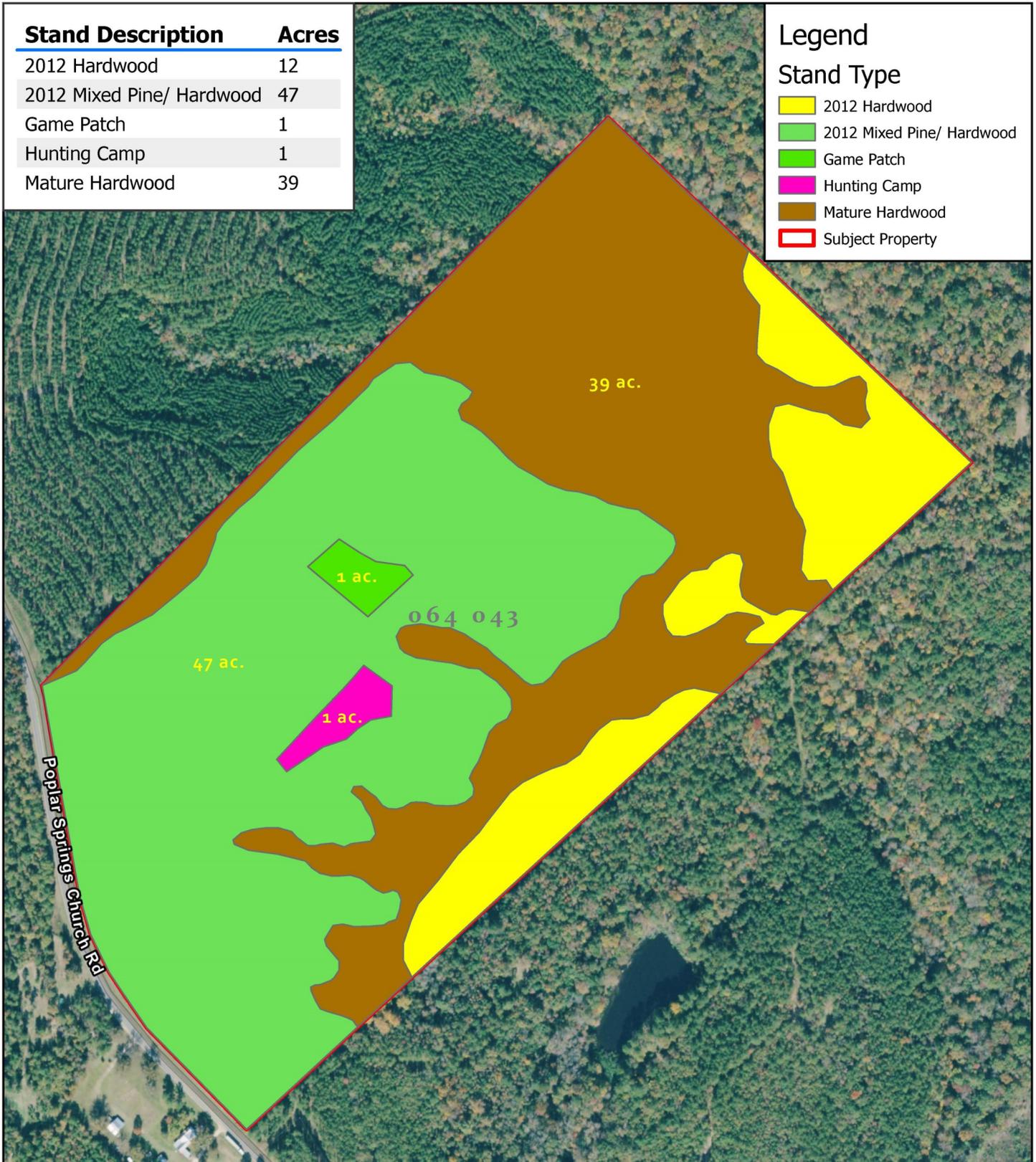
**Stand Description      Acres**

2012 Hardwood	12
2012 Mixed Pine/ Hardwood	47
Game Patch	1
Hunting Camp	1
Mature Hardwood	39

**Legend**

**Stand Type**

- 2012 Hardwood
- 2012 Mixed Pine/ Hardwood
- Game Patch
- Hunting Camp
- Mature Hardwood
- Subject Property



**Wilkinson County 100 Acres +/-  
Timber Type Map**



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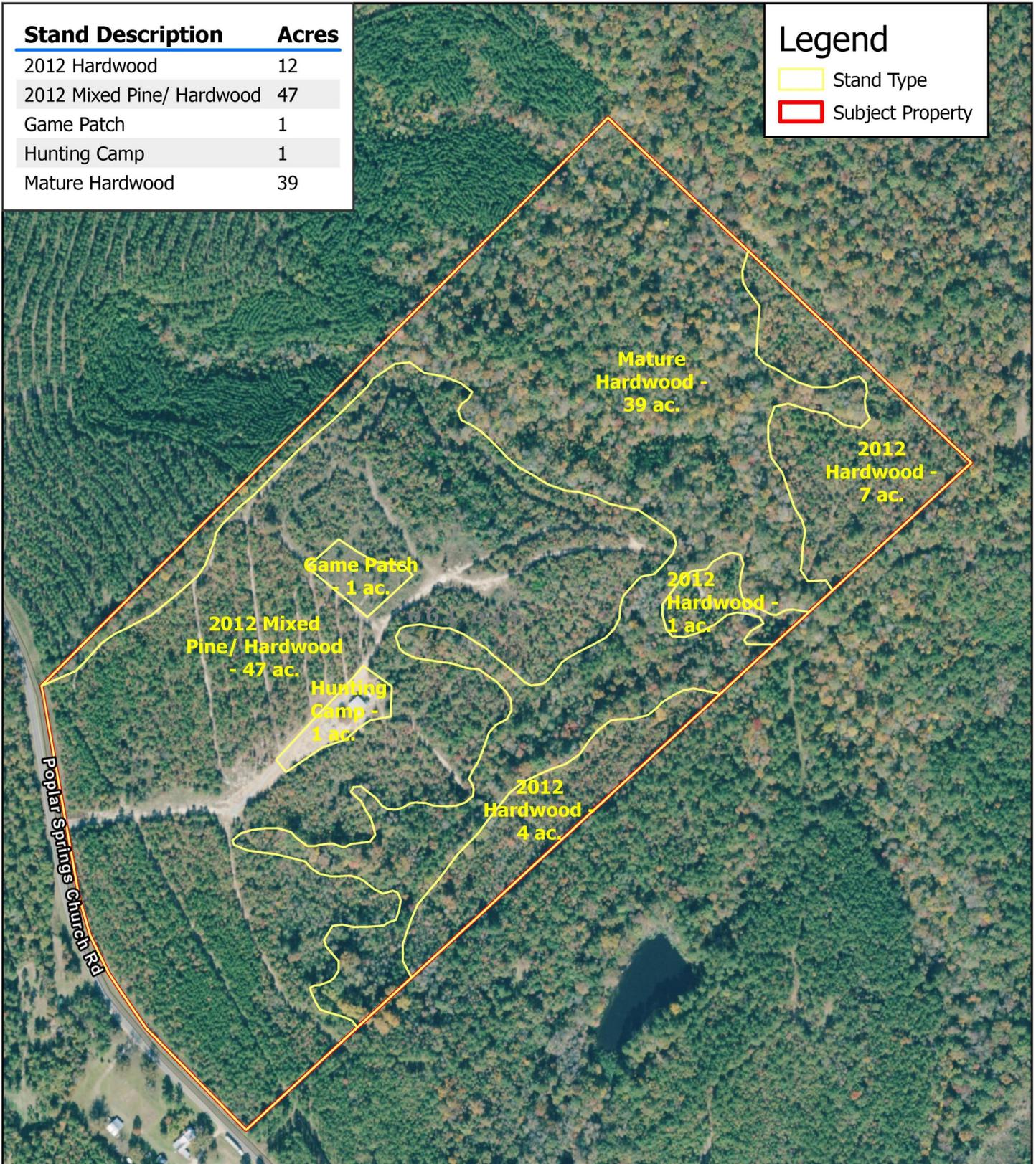


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**Legend**

- Stand Type
- Subject Property



**Wilkinson County 100 Acres +/-  
Timber Type Map**



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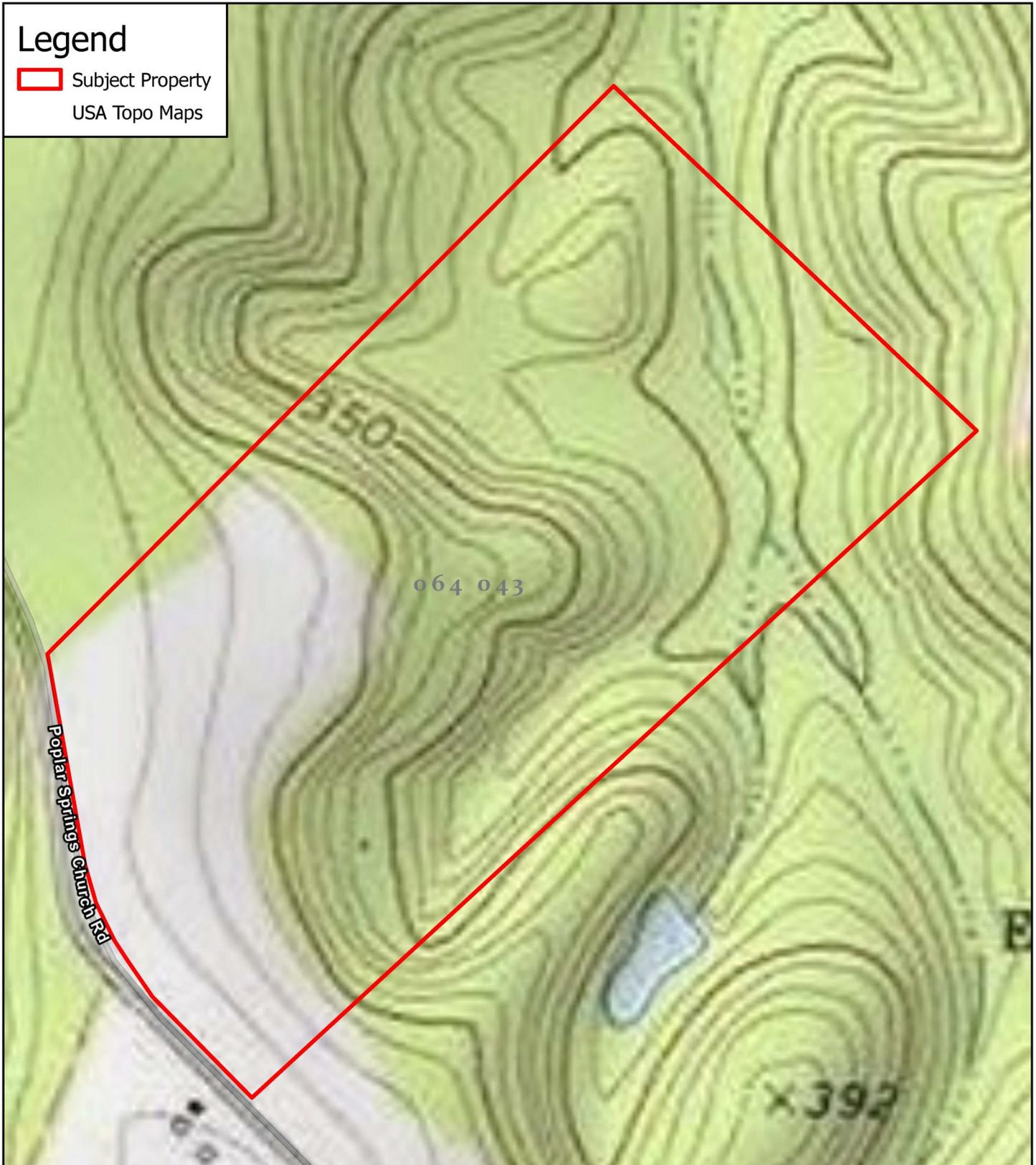


1 inch equals 503 feet



# Legend

-  Subject Property
- USA Topo Maps



## Wilkinson County 100 Acres +/- Topo Map



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.084°W 32.7826°N



1 inch equals 503 feet

