



WELLSPRING FARMS

\$1,795,000
230 +/- ACRES



MACON COUNTY, GA

Welcome to **Wellspring Farms**, 230 acres located in Macon County, Georgia, just off the Flint River and a few miles from the intersection of Macon, Dooly, and Sumter Counties. This game-rich property offers some of the best habitats in Georgia and, for a tract of this size and price, is packed with key features-paved road frontage, wetland basins, springs, major creek frontage, Flint River basin, stunning hardwood bottom, and a turnkey, fully updated, top shelf lodge for you and your guests.



The land features 85 acres of recently planted longleaf pine in February 2023, while the remaining areas showcase picturesque hardwoods and well-maintained food plots. The current owner has created a perfect flat for a cultivatable 6-12 acre duck impoundment. If you like to shoot ducks, this could be an incredible duck sanctuary just off the Flint River and yards from Camp Creek.



Contact Brandon Vann
(229) 591-0902
bvann@neweraland.co

