

95± Acres in Monroe County, GA

\$710,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

769-888-2522 office

Property Profile

The Monroe 95

Location:

- Off Maynard Mill Farm Rd
- Monroe County, GA
- 60 Minutes South of Metro Atlanta
- 30 Minutes West of Macon

Coordinates:

- 32.9366547, -83.9481586

Property Information:

- 95± Acres
- Established Interior Road System
- Spring Fed Creek Running Throughout Tract
- Planted in Elite Loblolly Pines in 2021 (Roughly 68± Acres)
- First Timber Harvest Expected at 10-11 years old
- Great Whitetail Deer and Turkey Population

Property Use:

- Hunting
- Recreation
- Investment
- Development

Tax Information:

- Parcel ID- 113 112.92 : \$590 for 2022



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Information is believed to be accurate but not guaranteed.



Welcome to the Monroe 95, a quiet little getaway nestled in the woods along Maynard Mill Farm Road in Monroe County, Georgia. The 95± acre tract is well within driving distance of Atlanta and only a short drive from Macon. The Monroe 95 is a great place for hunting whitetail deer, turkeys and small game. Whether you are seeking a hunting camp, a spot for recreational use, or even considering building a home, this place will check the boxes.



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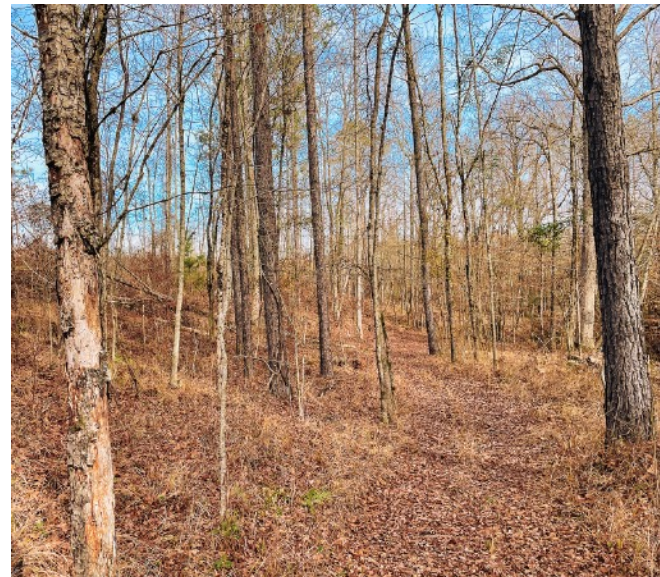
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Roughly 68 acres were planted in Elite Loblolly in 2021, this timber stand will be prime for its first thinning at 10-11 years old, followed by the second thinning approximately 5 years later. The Elite Loblolly species of pine is known for their rapid growth, exceptional straightness, and high volume per acre making this an outstanding timber investment. Bordered by Yellow Creek, the property offers scenic mountainous views that are unmatched.



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The rolling landscape is a haven for wildlife, offering endless possibilities for the outdoor enthusiast. The internal road system makes the entire tract accessible, along with a pre-existing fire break road system in place for prescribed burns. With this area being an easy commute to Atlanta, this tract is also prime to expand the housing on Maynard Mill Farm Road. With all utilities already available at the road, this would make it feasible to establish an estate-style opportunity for families to own a larger tract, but still have all the conveniences. If you have been searching for a versatile piece of land that offers year-round recreational opportunities with features to create a hunting paradise, or a place to build a home with acreage, look no further than the Monroe 97.



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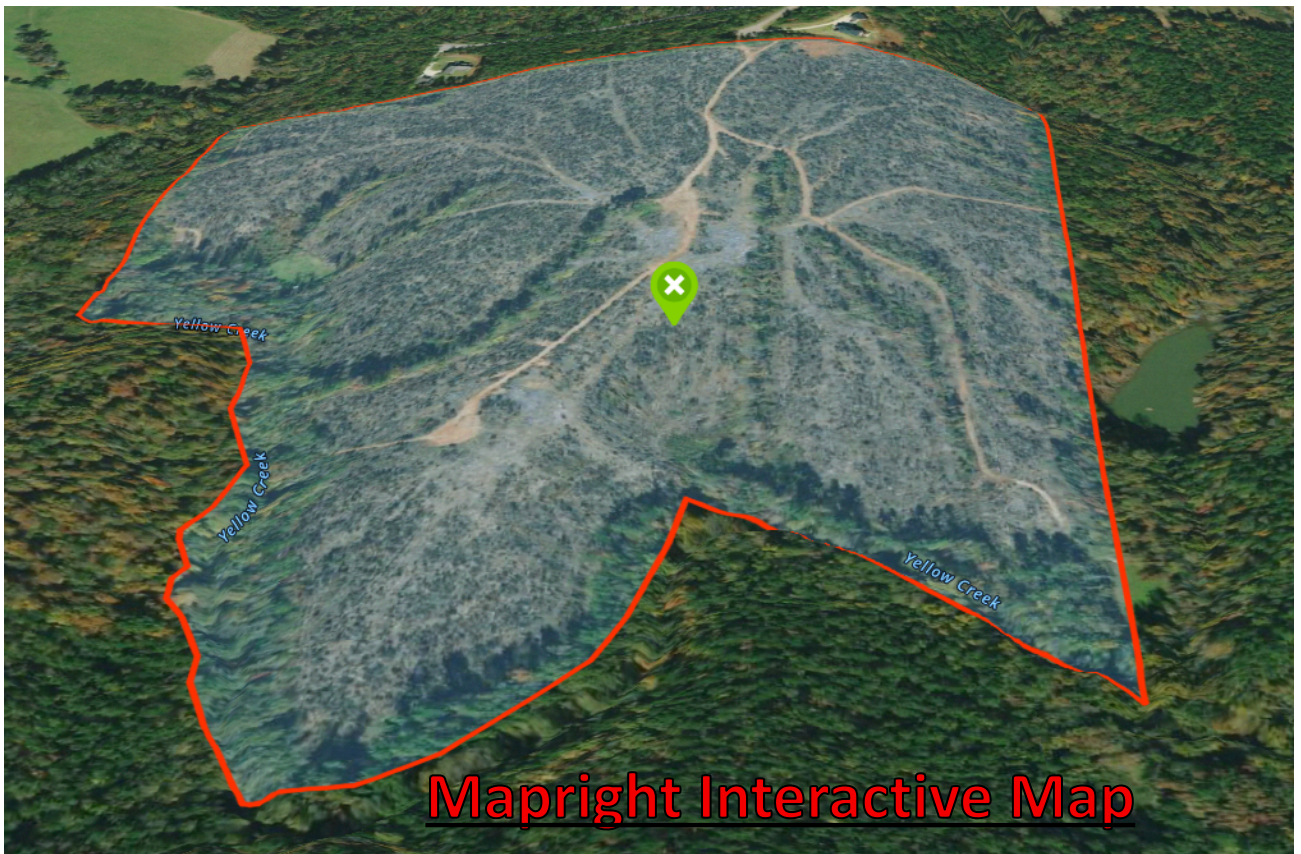
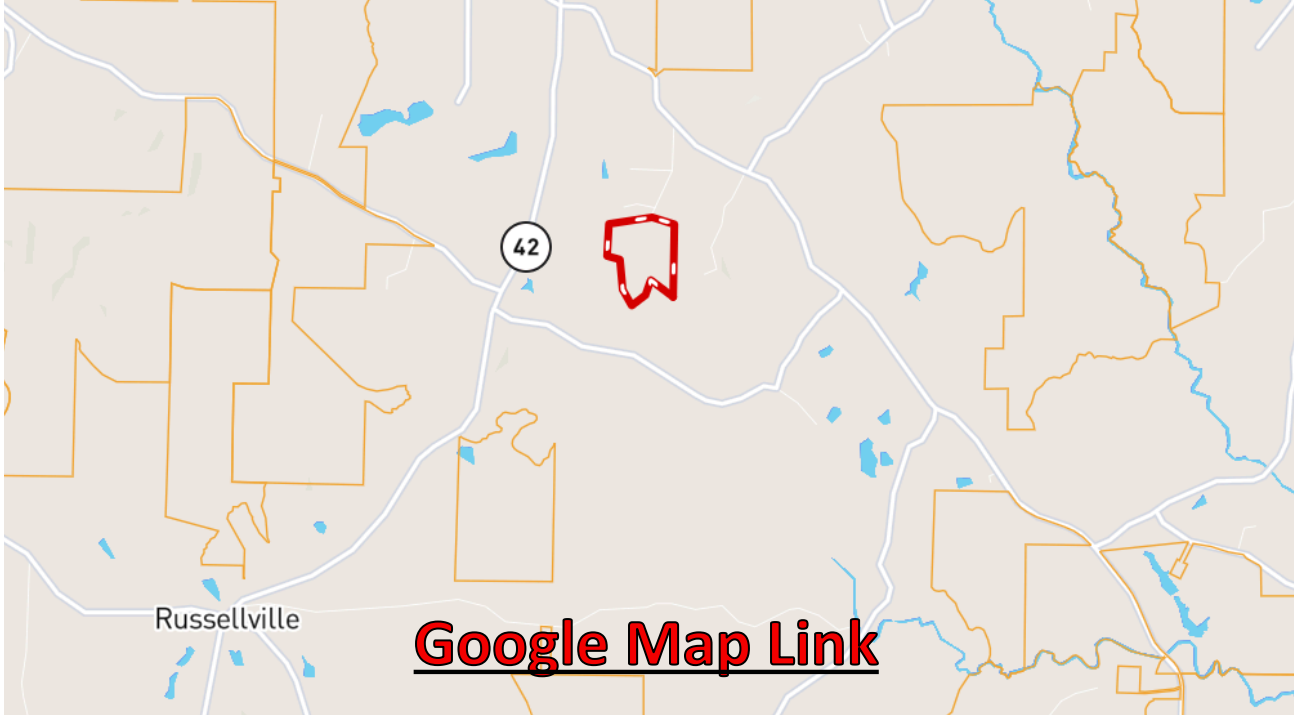


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