



WHITEWATER ROAD 40

\$229,000
40 +/- ACRES

MACON COUNTY, GA

Located just across the road from Whitewater Park, this +/- 40-acre property offers a unique opportunity to own a highly versatile and wildlife-rich tract in the heart of Macon County — an area famous for producing big Georgia bucks. Approximately 15 acres are in well-established planted pines, providing cover, habitat, and potential timber value.



Another +/- 15 acres of open ground is perfect for planting food plots, establishing dove fields, or converting into pasture. With the right vision, the terrain also offers strong potential for a floodable waterfowl impoundment or a custom-built pond. A concrete-floored stack barn sits ready for use — ideal for storing equipment, ATVs, or converting into a hunting camp.



The property is further enhanced by +/- 5 acres of bottomland hardwoods, creating valuable habitat diversity and scenic beauty.

Scan the QR code to view this listing!



Contact **Matt Oliver**
(478) 244-0129
moliver@neweraland.co

