

Tired Creek Chicken House and Game Farm

3695 Tired Creek Rd, Whigham, Georgia 39897

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PROPERTY OVERVIEW



Sale Price

\$500,000

Property Overview

Introducing a unique 49.81-acre parcel boasting a range of income-generating and recreational opportunities. This property features 5 recently updated chicken houses suitable for poultry production, with flight pens for quail and pheasants. Additionally, 20 ± acres of agricultural fields support grazing and cattle production, complete with established fencing. The property's 28 ± acre mixed hardwood pine stand offers abundant hunting prospects for outdoor enthusiasts. With a rented mobile home providing a steady income stream, this property presents a diverse range of possibilities, including the option for conversion into a weekend or permanent residence.

Offering Summary

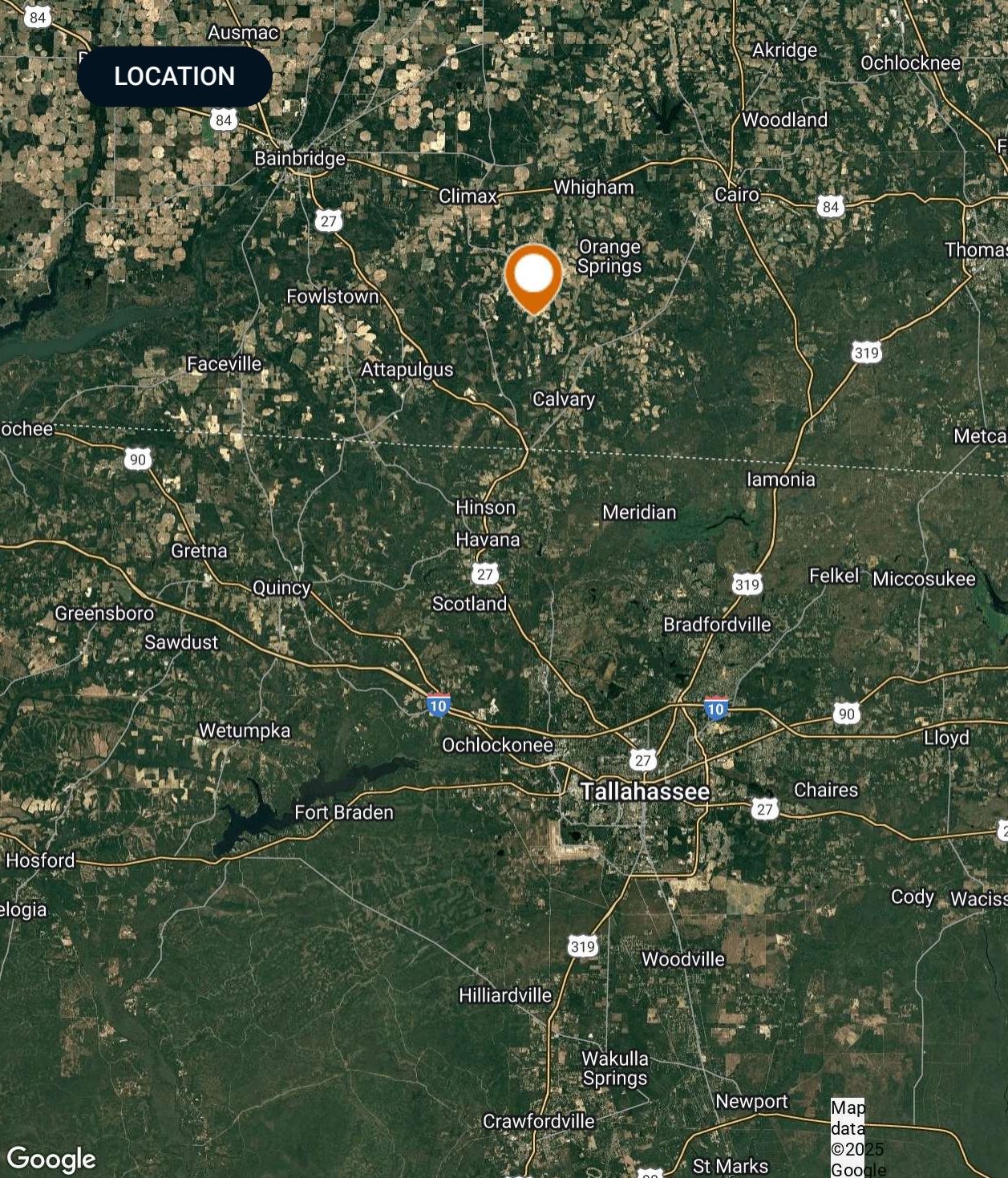
Acreage:	49.81 Acres
Price / AC:	\$10,038.15
State:	Georgia
City:	Whigham
County:	Grady
Property Type:	Farms and Cropland Hunting and Recreational Land

SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Primarily loamy sand
Water Source & Utilities:	Grady EMC, on site well
Road Frontage:	1200 +/-
Fencing:	Currently used for cattle grazing with up to date fencing throughout
Current Use:	Cattle Production Game Bird Farm (Quail and Pheasant) Flight Pens Chicken houses have been updated within the past 12 months
Potential Recreational / Alt Uses:	Mixed Hardwoods provide quality deer and turkey habitat. Pasture land can easily be established into productive dove fields.
Land Cover:	21 Acres mixed HW/Pine 28.81 Acres of Ag Field 5 Up to date Chicken Houses
Structures & Year Built:	Mobile Home with established rent history



Location & Driving Directions

Parcel: 00100038

GPS: 30.8142511, -84.3761877

- Nestled at the Grady/Decatur county line and just south of 84 on Tired Creek Rd, Tired Creek Farm boasts a prime location
- Situated between Bainbridge and Cairo, and approximately 30 miles from Tallahassee, the property offers easy accessibility
- In Bainbridge, residents can enjoy convenient dining options, grocery stores, and access to the river and lake for fishing and boating
- Its proximity to Tallahassee makes it an ideal choice for those seeking a peaceful retreat near a bustling city, or for weekend commuters
- Embrace the best of both worlds at Tired Creek Farm - a serene rural setting with easy access to urban amenities.

Driving Directions:

Showing Instructions:

Contact listing agent

ADDITIONAL PHOTOS











ADVISOR BIOGRAPHY



Justin Beall

Associate Advisor

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Professional Background

Justin Beall is an Associate Advisor at Saunders Real Estate.

A proud alumnus of the University of Georgia, Justin holds a Bachelor of Science in Forestry and a Master of Natural Resources with a specialization in Wildlife Management. His academic background laid the foundation for a career built on a deep understanding of land, timber, and wildlife—and how to turn those resources into real-world value for his clients.

With hands-on experience in forestry consulting, plantation management, and logging operations, Justin has worked extensively in the timber and wildlife management industries. His entrepreneurial spirit has led him to found and co-found multiple companies across a range of sectors, including construction and service-based industries. This broad business experience gives him a unique edge in navigating both the practical and investment aspects of land ownership.

Whether you're looking to invest in income-producing timberland, develop commercial property, or create a recreational retreat, Justin brings the knowledge, vision, and dedication to help you find the perfect property—and unlock its full potential.

Justin specializes in:

- Commercial Properties
- Commercial Timber Management
- Recreational Land Management
- Forestry, Timber & Wildlife
- Land Stewardship



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