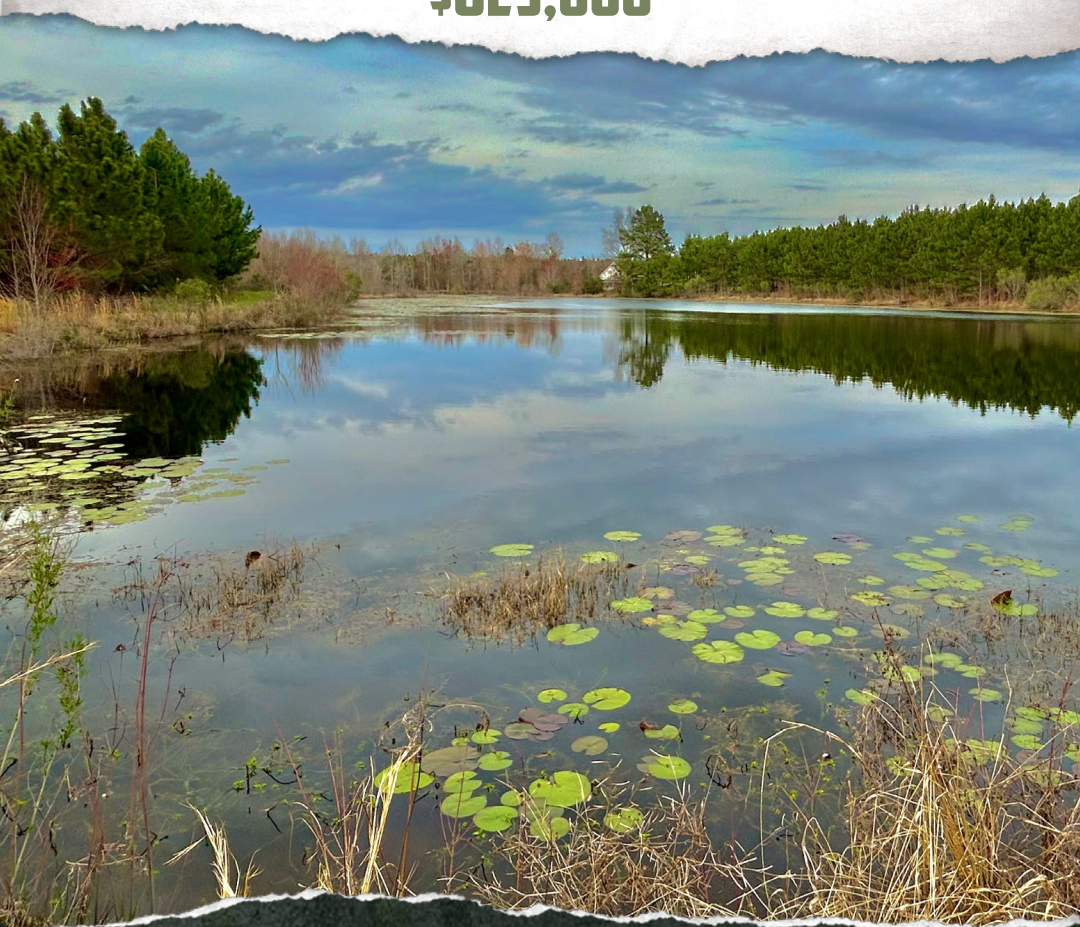




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

101± ACRES
BEN HILL COUNTY, GA
\$825,000



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE BEN HILL 101

PROPERTY PROFILE

LOCATION:

- 668 Ten Mile Road
Fitzgerald, GA 31750
- Ben Hill County
- 4± Miles W of Fitzgerald
- 13± Miles NW of Ocilla
- 23± Miles E of I-75
- 26± Miles NE of Tifton
- 74± Miles S of Warner Robins

COORDINATES:

- 31.71807, -83.31855

PROPERTY USE:

- Hunting & Fishing
- Recreation
- Investment

PROPERTY INFORMATION:

- 101± Total Acres
- 70± Acres of Longleaf Pine
- 20± Acres of Slash Pine
- 5± Acre Stocked Pond
- 1± Acre Pond
- Enclosed Shop
- Camper Shelters
- Shared Well and
Electricity on Site
- Deer, Turkey, & Small Game
- Paved Road Frontage

TAX INFORMATION:

- 2024 - \$1,026.81



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LAND SPECIALIST

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176 Watson Rd. - Pitts, GA 31072

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE BEN HILL 101

WHETHER YOU ARE A HUNTER, FISHERMAN, TIMBER INVESTOR, OR SIMPLY SEEKING INCOME-GENERATING LAND, THE BEN HILL 101 OFFERS A PERFECT COMBINATION OF RECREATIONAL AND INCOME-PRODUCING FEATURES. The 101± acre property, located on Ten Mile Road in Fitzgerald, Georgia, is an outdoor enthusiast's dream, as well as a great investment opportunity.

Of the total acreage, the majority of the Ben Hill County land consists of planted pines. Approximately 70 acres of the trees are longleaf pines, while roughly 20 acres are slash pines. These pine stands provide ample cover for wildlife, making for an ideal location for deer, turkey, and small game. Additionally, you will find a 5± acre stocked pond that offers excellent fishing and a 1± acre pond.



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MORE ABOUT THE BEN HILL 101

In terms of investment potential, 70± acres of the pine trees are currently in pine straw production, with an active pine straw lease in place generating a reliable stream of income.

Additional features include a large metal shop building with a concrete pad, dual overhangs, electricity, and water from a private well. This offers plenty of space for equipment storage or project work. Next to the shop, you'll find two metal camper shelters, perfect for housing campers or storing equipment out of the elements.

Whether you're looking for a recreational property or an investment property, the Ben Hill 101 is a must-see!

**For more information and a closer look, contact
Greyson Farrow today to schedule a showing!**



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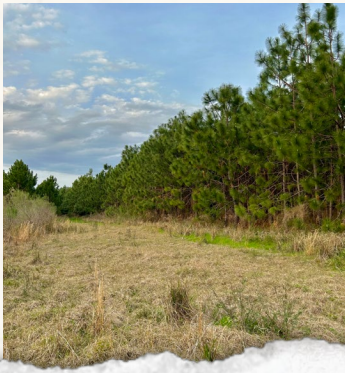
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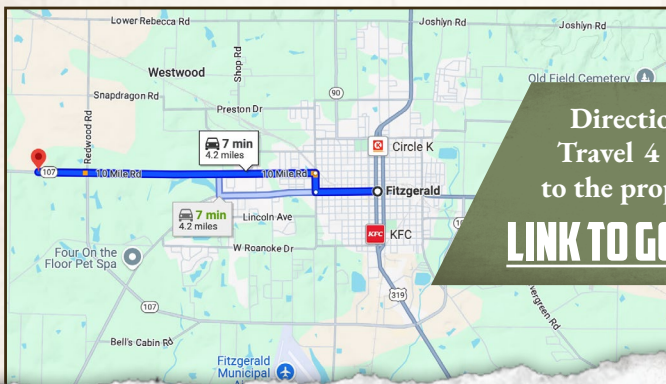
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101± ACRES

BEN HILL COUNTY, GEORGIA



Directions From Fitzgerald, GA:
Travel 4 miles west on Ten Mile Road
to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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