Wheeler Branch Timber and Wildlife Retreat
0 Brannan Road
Toomsboro, GA 31090

$1,121,250
575.15± Acres
Wilkinson County







SUMMARY

Address
0 Brannan Road

City, State Zip
Toomsboro, GA 31090

County
Wilkinson County

Type
Hunting Land

Latitude / Longitude
32.838967 / -83.130146

Acreage
575.15

Price
$1,121,250

Property Website
americas.land







PROPERTY DESCRIPTION

This exceptional 575-acre property in Wilkinson County, Georgia offers a rare combination of timber investment, outstanding wildlife habitat, and recreational opportunity. The property features several ages of pine and hardwood timber, providing the potential for future timber income while maintaining a diverse and productive wildlife habitat.

For the serious outdoorsman, the property is well suited for quality deer and turkey hunting. Nine large food plots are strategically located throughout the property to support wildlife management and hunting, while numerous older oak trees provide an important natural source of acorns. The combination of mature hardwoods, pine stands of varying ages, established food plots, and diverse habitat creates excellent conditions for maintaining strong deer and turkey populations.

A 4-acre lake adds another valuable recreational feature and could be enhanced to further improve its fishing potential. The lake, timber, food plots, and extensive acreage provide plenty of opportunities for hunting, fishing, camping, hiking, and other outdoor activities.

The property also has deeded access with power available on site, providing an excellent opportunity for a weekend getaway, hunting camp, or cabin. The property's conservation easement protects its important natural resources while still allowing active timber management. Importantly, the easement includes a 1-acre building envelope, allowing for construction of a residential-type structure if desired.

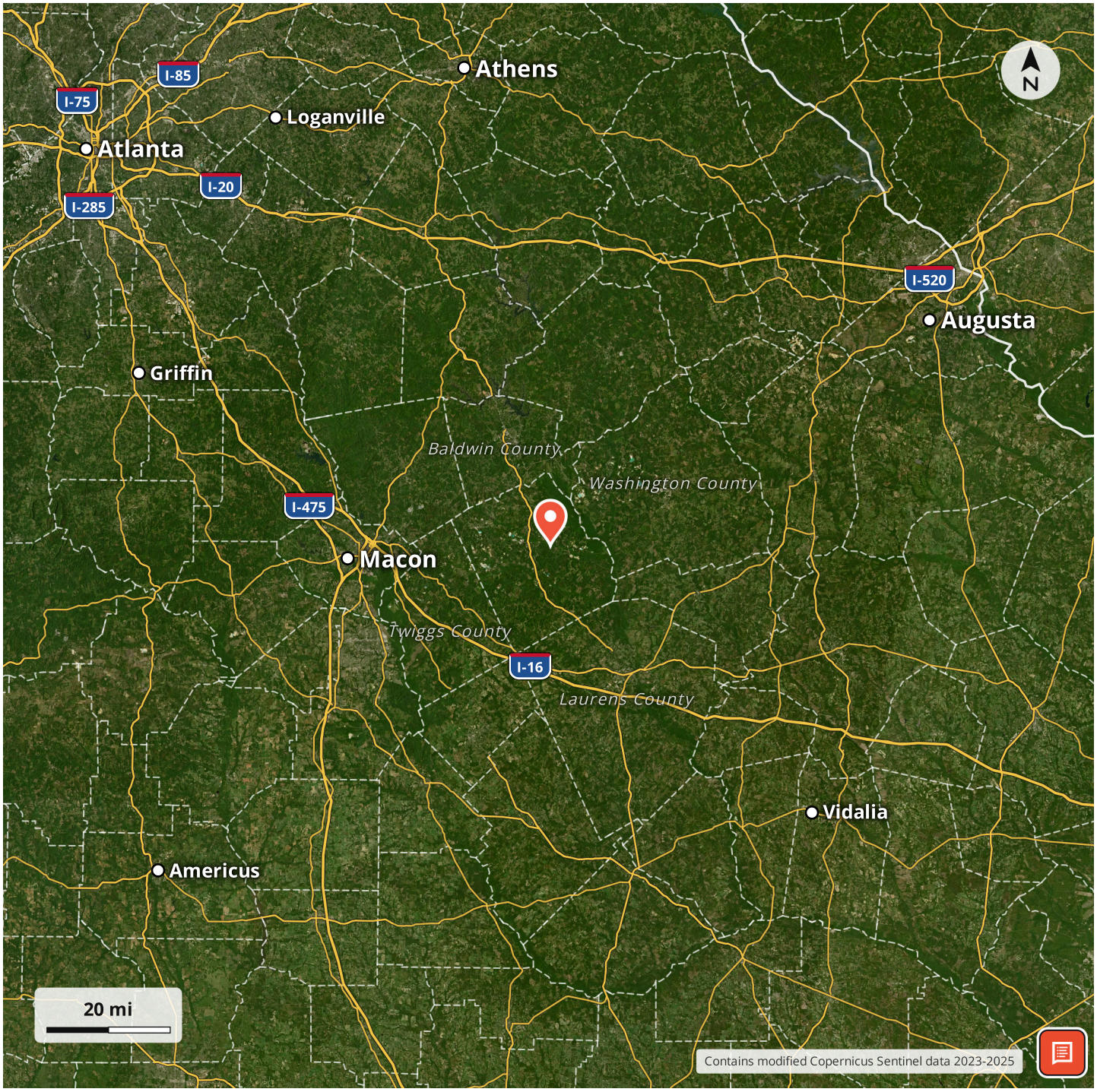
With its combination of productive timber, established wildlife improvements, mature hardwoods, lake, power, deeded access, and protected natural resources, this 575-acre Wilkinson County property offers an exceptional opportunity for someone looking for a long-term timber investment and a private Georgia hunting and recreational retreat. Please call Listing Broker Mark Anderson at (601) 596-2207 for more information.



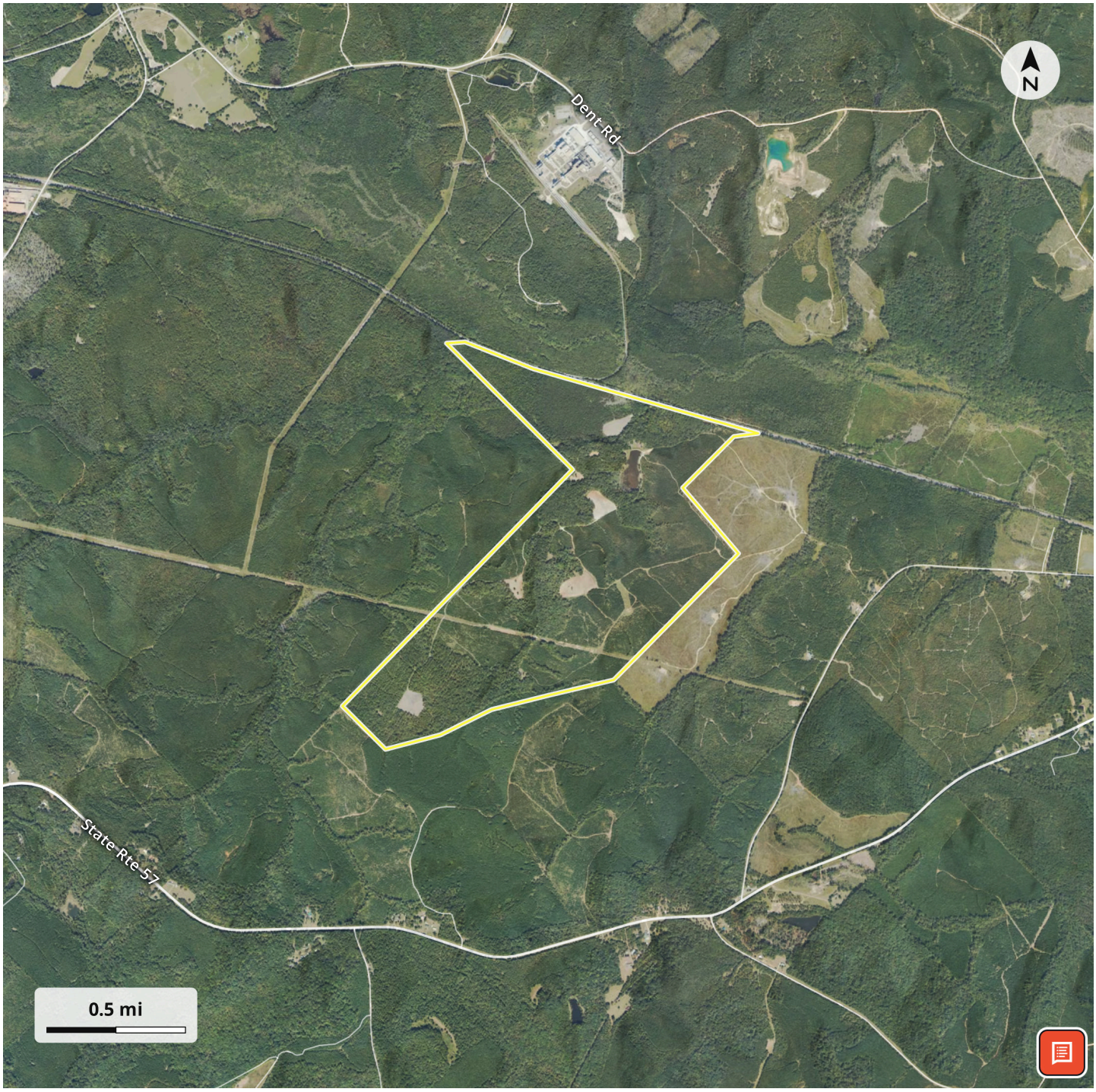




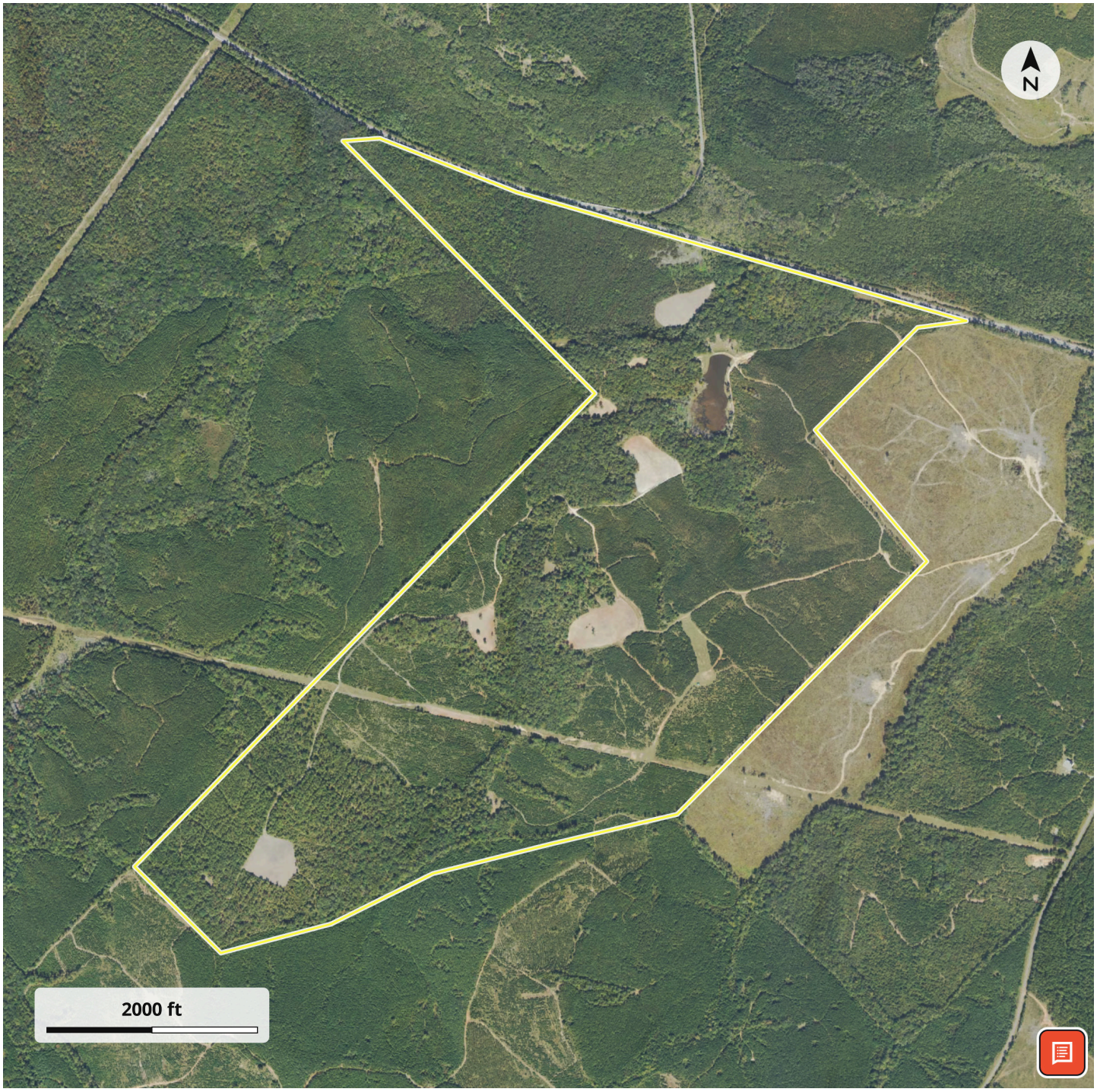

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Mark Anderson

Mobile
(601) 596-2207

Email
manderson@americas.land

Address
11 Willow Bend Drive,

City / State / Zip
Hattiesburg, MS 39402

NOTES

NOTES

DISCLAIMERS

DISCLAIMER: The data displayed and relating to real estate for sale on this website is obtained from public records and/or MLS feeds from the local jurisdiction in which the applicable property is located. As America's Land Partners cannot guarantee that all public records and MLS data is accurate and error-free, it is important that you contact your agent directly in order to obtain the most up-to-date information available. All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor America's Land Partner's shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

COOPERATING BROKER COMPENSATION: Please contact Listing Agent/Broker for terms of cooperating Buyer Broker compensation. Terms of compensation, if any, shall be ascertained by cooperating brokers before beginning efforts to accept the offer of cooperation. Buyer's Agents/Brokers must be identified, by Buyers and/or their Brokers/Agents, on the first contact with Listing Broker/Agents to receive compensation. Otherwise, compensation will be at the sole discretion of the Seller, Broker, and America's Land Partners.

Real Estate Commissions and Cooperating Broker Compensation, if any, are fully negotiable and is not fixed or controlled by law, by America's Land Partners (or any division/trade name/DBA of), or its Agents/Brokers.

America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
https://americas.land/