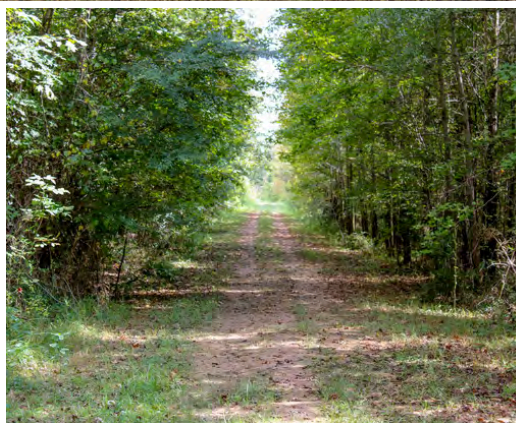




OCONEE RIVER ACRES

WILKINSON COUNTY, GA
1,267 +/- ACRES
\$2,915,572



PROPERTY DESCRIPTION

Oconee River Acres offers a rare opportunity to own a large tract of land along the Oconee River in Middle Georgia. Located near the small town of Toombsboro, the tract is just 30 miles north of Dublin, 26 miles south of Milledgeville, and 42 miles east of Macon. This Wilkinson County property features over 2.5 miles of frontage along the Oconee River and more than 2 miles of frontage along Commissioner Creek.

Recreational opportunities are abundant, ranging from big game and waterfowl hunting to fishing, camping, and artifact hunting. Several large food plots are already established, with numerous additional areas suitable for development. The property is easily accessible, with miles of interior roads and ATV trails. A large sandbar along the river is also accessible by ATV.

The entrance to the property is located at the end of a county-maintained dirt road, and the tract is bordered to the north and south by large landholdings. Despite its proximity to town, the property offers exceptional seclusion and privacy, making it an ideal recreational retreat or getaway.

PROPERTY FEATURES:

- ATV Trails
- River Frontage
- Established Food Plots
- Internal Roads Throughout

DIRECTIONS:

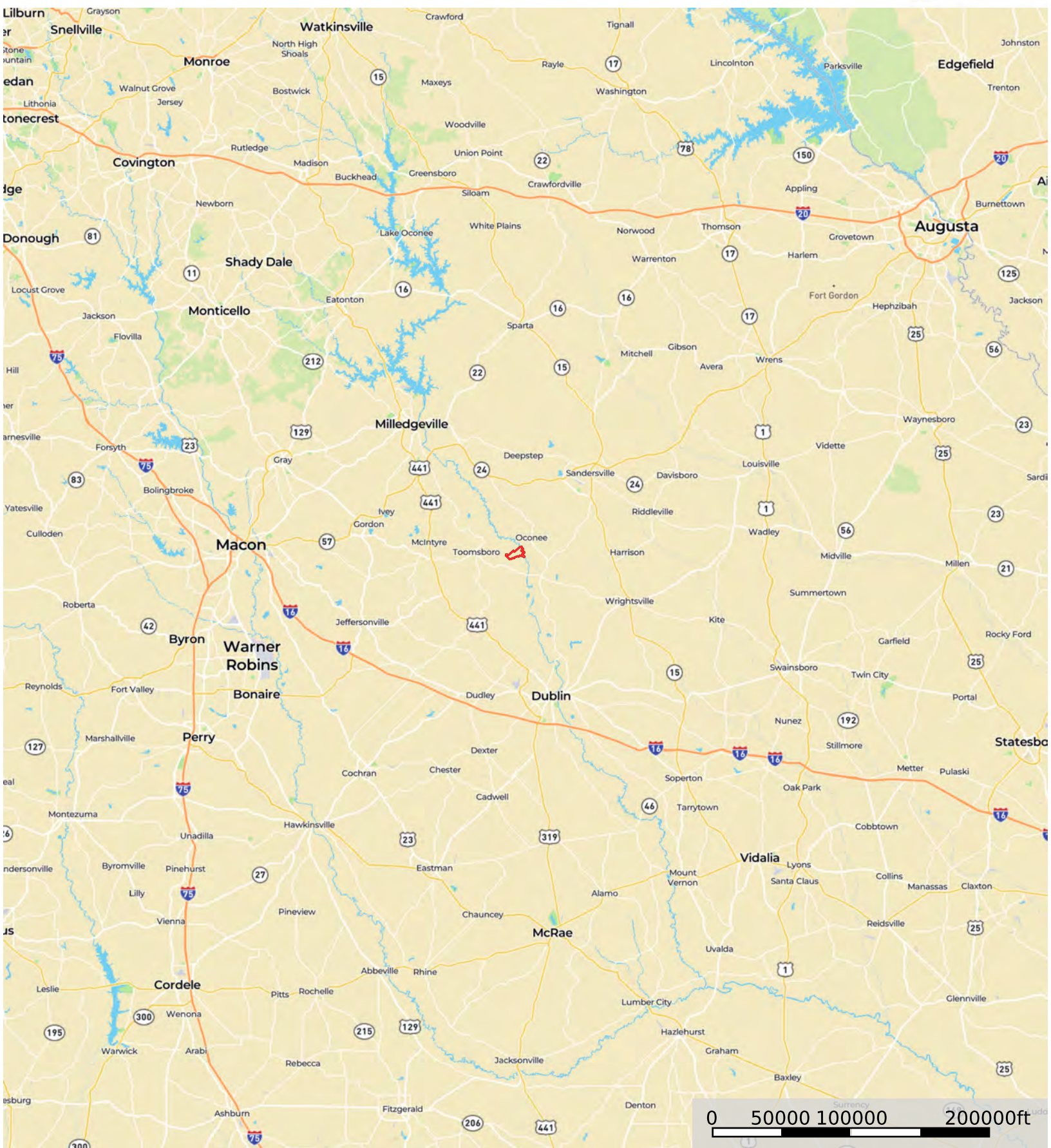
From the intersection of Hwy 57 and Hwy 112 in Toombsboro, take Hwy 112 north 2.2 miles to Buckhorn Lake Rd. Turn right on Buckhorn Lake Rd. and travel 3.9 miles until the road ends at the gate.

CONTACT

Danny Loyd
843.782.5700 or 478.278.1758
Email: danny@oconeeforestry.com
www.CrosbyLandCo.com

Oconee River Acres

Wilkinson County, Georgia, 1267 AC +/-



 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby
P: 8437825700
Crosbylandco.com

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Oconee River Acres
Wilkinson County, Georgia, 1267 AC +/-



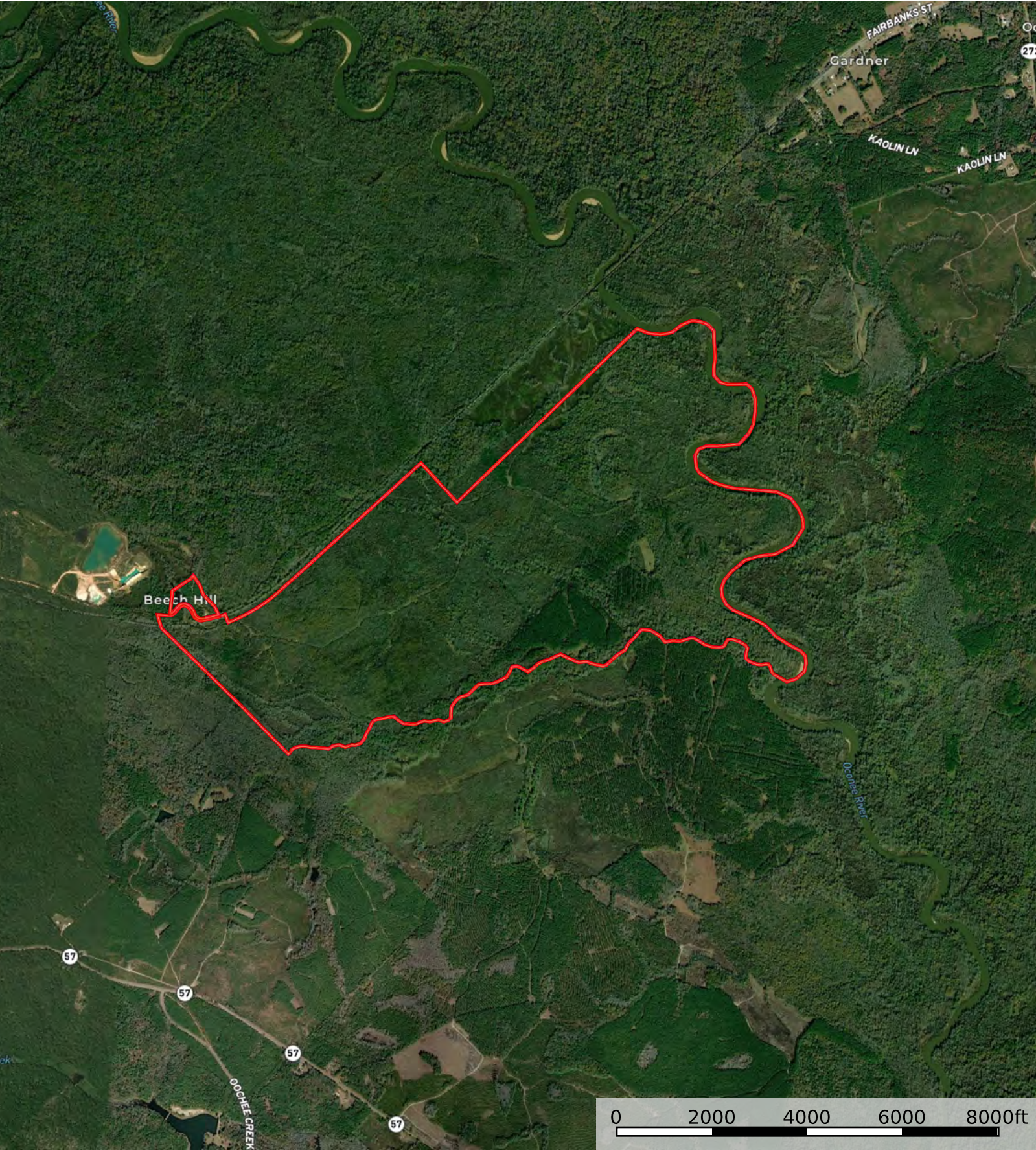
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