



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

75.43± ACRES
SUMTER COUNTY, GA
\$415,000



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

THE SUMTER 75.43

PROPERTY PROFILE

LOCATION:

- 990 GA-49S
Americus, GA 31719
- Sumter County
- 7± Miles SW of Americus
- 34± Miles W of Cordele
- 62± Miles SE of Columbus
- 80± Miles SW of Macon
- 145± Miles S of Atlanta

COORDINATES:

- 31.99703, -84.2950

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 75.43± Total Surveyed Acres
- 38.5± Acres of Mixed Hardwoods
- 18.89± Acres of Cultivation
- 18.05± Acres of Planted Pines
- GA-49S Road Frontage
- Clean Road System
- Gated Entrance
- 2-Bay Garage/Shed
- Open-Sided Carport
- Wooden Shed
- Dog Kennel
- Feeders
- Enclosed Deer Stands
- Abundant Wildlife

TAX INFORMATION:

- Parcel ID: 1716-236-1
- 2025 Taxes: \$1,703.85



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FORREST WILSON
LAND SPECIALIST

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125 Pine Brook Drive - Rocky Face, GA 30740

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUMTER 75.43

WELCOME TO THE SUMTER 75.43. IF YOU HAVE BEEN SEARCHING FOR A TURNKEY SOUTH GEORGIA HUNTING AND RECREATIONAL PROPERTY THAT OFFERS EXCEPTIONAL HABITAT, DIVERSITY, AND YEAR-ROUND ENJOYMENT, LOOK NO FURTHER THAN SUMTER 75.43! Located approximately seven miles southwest of Americus, Georgia, this outstanding 75.43± acre tract in Sumter County is the perfect blend of recreation, timber investment, wildlife habitat, and future homesite potential. Access is convenient and secure with road frontage and a gated entrance directly off Highway 49.

Upon entering the property, you are welcomed by a well-maintained camp or homesite area complete with enclosed and open-air sheds, a dog kennel, and a prepared building site ready for your future hunting camp, cabin, or country retreat. One of the first things you will notice about the Sumter 75.43 is how clean and meticulously maintained the property is. Considerable time and effort have been invested into the road system and overall upkeep, making this a truly turnkey property that is ready to enjoy from day one.



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MORE ABOUT THE SUMTER 75.43

The tract features 18.05± acres of planted pine timber located in two separate stands, providing excellent wildlife bedding cover, future timber value, and strategic separation between hunting areas. These pine stands have been prescribed burned in years past, reducing understory overgrowth while creating ideal habitat conditions for turkeys and other wildlife. Along the western portion of the property lies 38.5± acres of beautiful mixed hardwoods that extend to the banks of Muckaloochee Creek. This hardwood corridor creates a natural travel route for wildlife while offering scenic views and a diverse habitat component rarely found on properties of this size.

At the center of the tract is an 18.89± acre cultivated field that serves as a focal point for both wildlife and hunting opportunities. Two existing box blinds overlook this productive area, and there are numerous opportunities for food plots throughout the property. Several additional food plot locations are already established and equipped with hunting stands, allowing multiple hunters to enjoy the property simultaneously. The thoughtful layout of the planted pines, hardwoods, agricultural acreage, and hunting setups creates natural separation between stand locations, allowing hunters to comfortably hunt different portions of the property without interference. As a result, the Sumter 75.43 hunts much larger than its acreage would suggest.



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Wildlife is abundant throughout, with a strong history of quality deer and turkey hunting, as well as the occasional wild quail sighting. The combination of cover, food sources, water, and habitat diversity provides everything necessary to support healthy wildlife populations year-round. Additional improvements include planted live oaks and sawtooth oaks that continue to mature each year, enhancing both the beauty of the landscape and the property's long-term wildlife value through increased hard mast production. Whether you're looking for a turnkey hunting operation, a manageable recreational retreat, a future homesite, or an investment in South Georgia land, the Sumter 75.43 delivers wildlife, timber, accessibility, and year-round enjoyment.

**Contact Forrest Wilson today to schedule a private showing
and experience #TheSmallTownWay.**

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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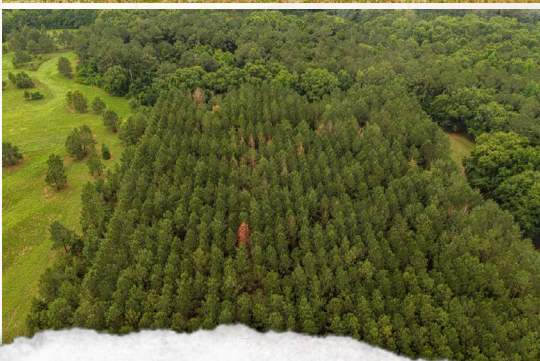
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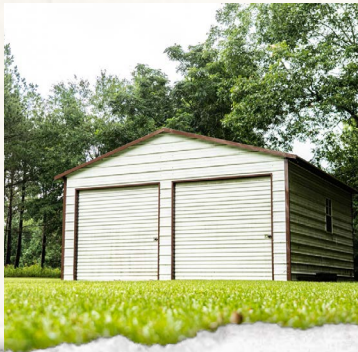
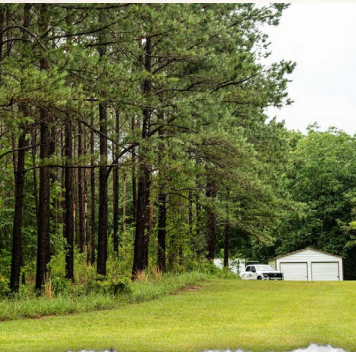
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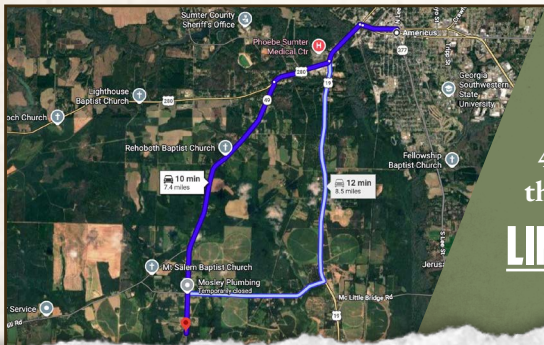
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land id. LINK



Directions From Americus, GA:
Travel west on US-280 for 1 mile.
Turn left onto GA-49S and continue
4.9 miles to the gate and property on
the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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