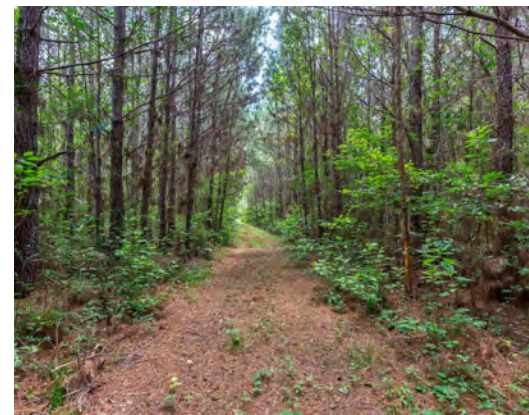




# GRANGE FARM JEFFERSON COUNTY, GA

896 +/- ACRES

\$3,579,520



## PROPERTY DESCRIPTION

The Grange Farm is an exceptional timber and recreational property featuring a private boat ramp on Rocky Comfort Creek, renowned for its outstanding bream fishing, along with approximately 1.5 miles of creek frontage. A scenic bluff rises nearly 100 feet above the creek, overlooking much of the property and the Rocky Comfort Creek Valley. The tract includes four beaver ponds, one nestled in a natural bowl surrounded by mature hardwoods and pines, creating excellent wood duck habitat.

An extensive internal road system provides access throughout the property, including the private boat landing and six different age classes of planted loblolly pine, offering the potential for steady timber income. Located just east of Grange, Georgia, at the intersection of GA Highways 171 and 80, the property offers convenient access to major timber markets from Augusta to Macon. The southwest corner features sandy loam soils, while the remaining uplands consist of productive heavy clay soils well suited for pine plantations. The brokers served as the consulting foresters on this tract for 26 years, giving them unmatched knowledge of the property's history and management. Excellent deer, turkey, hog, and waterfowl hunting round out this truly unique property.

## PROPERTY FEATURES:

- Internal Road System
- Electricity along GA #171
- Rocky Comfort Creek Frontage
- 6 Different Ages Of Loblolly Pine
- Within An Hour From Augusta, Less Than Two Hours From Savannah, And A Little Over An Hour From Macon.

## DIRECTIONS:

From the intersection of GA #88 and GA #171 in a community called Grange, travel east 4.5 miles towards Louisville until you see the signs on the left.

### CONTACT

Alex Nixon, GARF

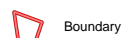
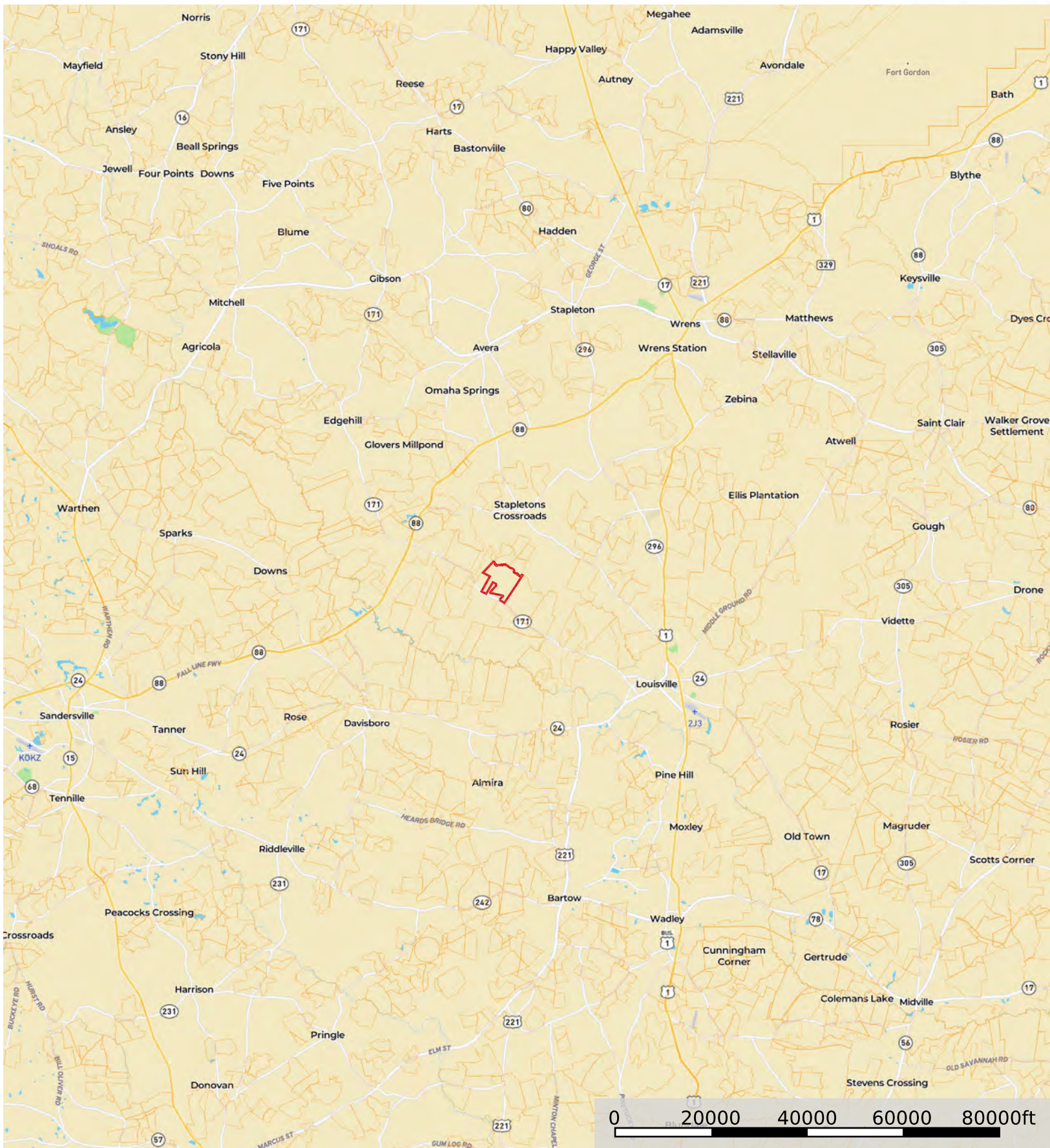
706-840-3739

Email: [alexnixon@crosbylandco.com](mailto:alexnixon@crosbylandco.com)

[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)

# Grange Farm

Jefferson County, Georgia, 896 AC +/-



Boundary

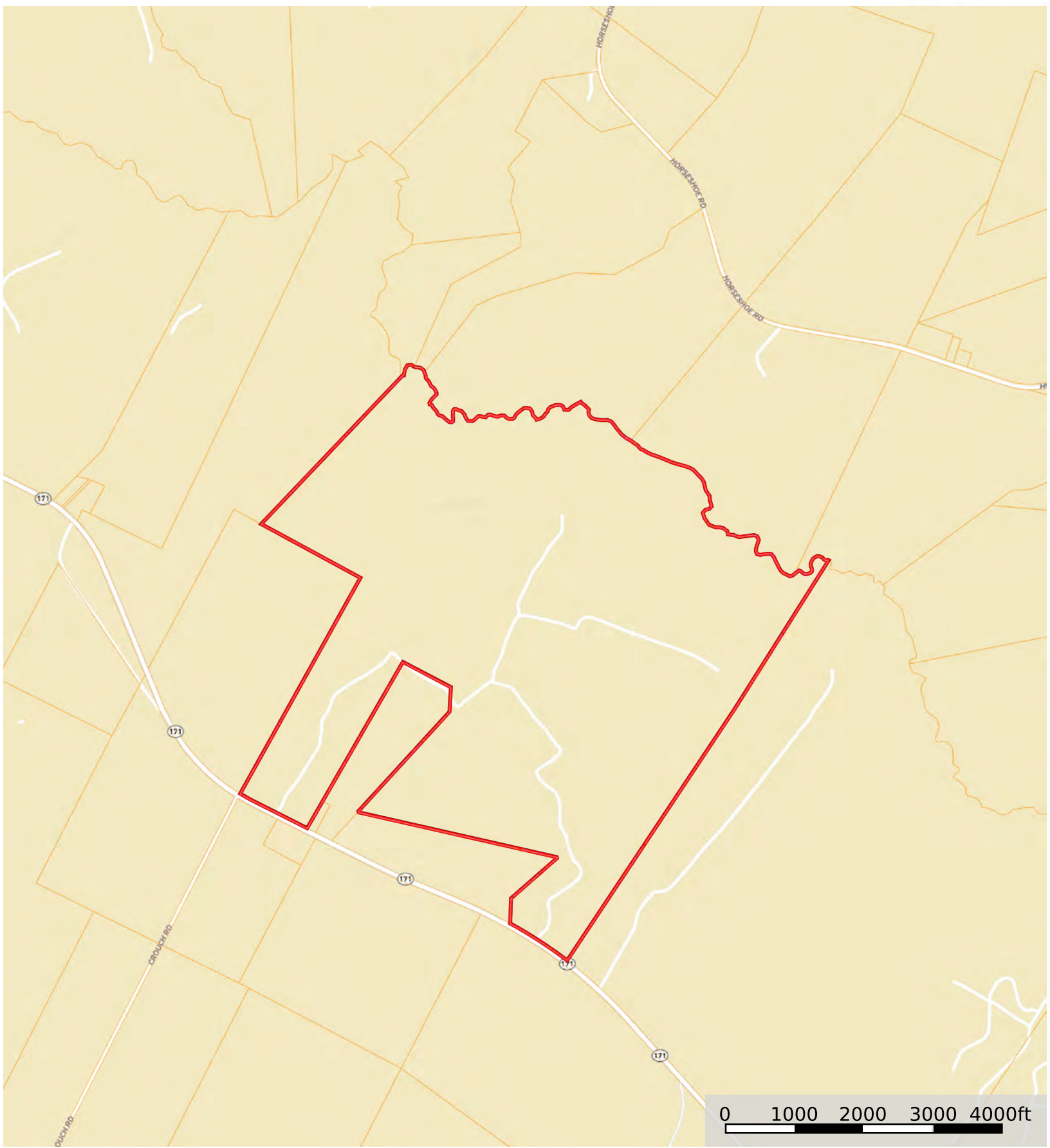
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P: 8437825700

Crosbylandco.com

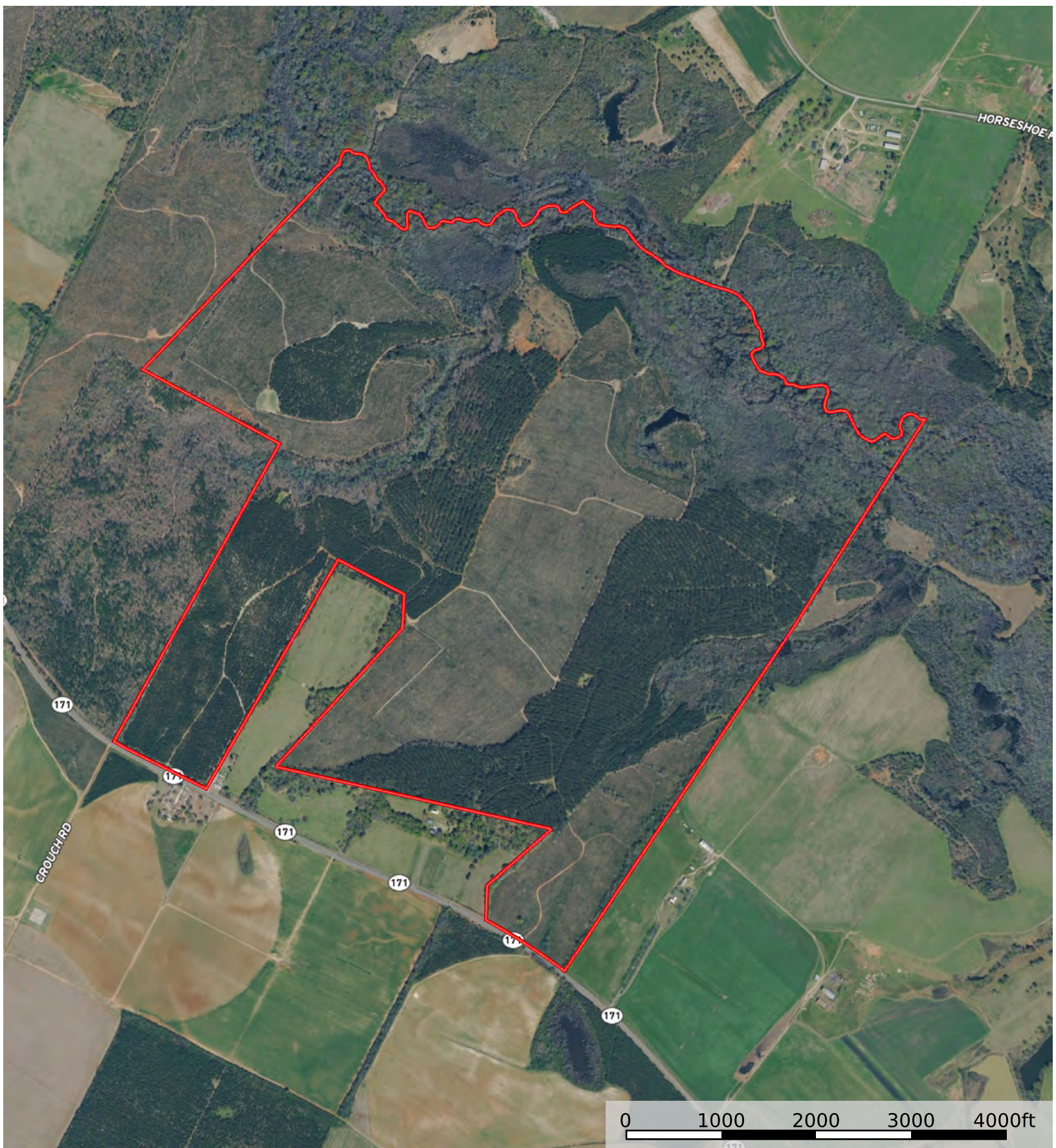


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 Boundary


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