

44.56 Acres with Creek, Pond & Cabin Near Pelham
54 Highway 93
Pelham, GA 31779

\$395,000
44.56± Acres
Mitchell County



44.56 Acres with Creek, Pond & Cabin Near Pelham
Pelham, GA / Mitchell County

SUMMARY

Address

54 Highway 93

City, State Zip

Pelham, GA 31779

County

Mitchell County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

31.079313 / -84.191624

Acreage

44.56

Price

\$395,000

Property Website

www.mossyoakproperties.com



44.56 Acres with Creek, Pond & Cabin Near Pelham Pelham, GA / Mitchell County

PROPERTY DESCRIPTION

For more information regarding this listing, please contact listing agent **Cole Bonner** at [229-561-5111](tel:229-561-5111)

44.56 Acres | Hwy 93 Frontage | Creek, Pond & Hunting Property

Great opportunity to own 44.56 acres just outside of Pelham in Mitchell County. The property offers Hwy 93 frontage, an electric gate, and a great combination of hunting, recreation, and improvements. Spence Mill Creek runs along the property and includes a duck hole. There are multiple food plots, a stocked pond, and a dove field with fake wire. The property also has a new deep well and a new 14x24 cabin that makes a great hunting camp or weekend getaway. Two Carolina carports provide additional covered storage for equipment, ATVs, boats, or other outdoor gear.

Whether you're looking for a hunting property, recreational tract, weekend retreat, or just a place to get away, this property has a lot to offer. Good access, water, established hunting areas, and several improvements make this a unique opportunity just outside of Pelham.

The tract is enrolled in CUVA (Conservation Use Valuation Assessment), which helps keep property taxes low while preserving the land's rural character.

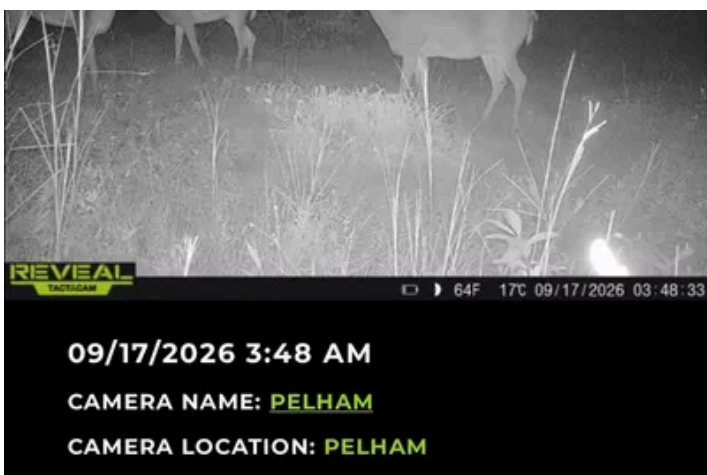
Key Features:

- 44.56 surveyed acres
- Hwy 93 frontage
- Just outside Pelham, GA
- Electric gated entrance
- Spence Mill Creek frontage
- Duck hole
- Multiple food plots
- Stocked pond
- Dove field with fake wire
- New deep well
- New 14' x 24' cabin
- Two Carolina carports
- Great hunting and recreational property
- Excellent setup for a hunting camp or weekend getaway

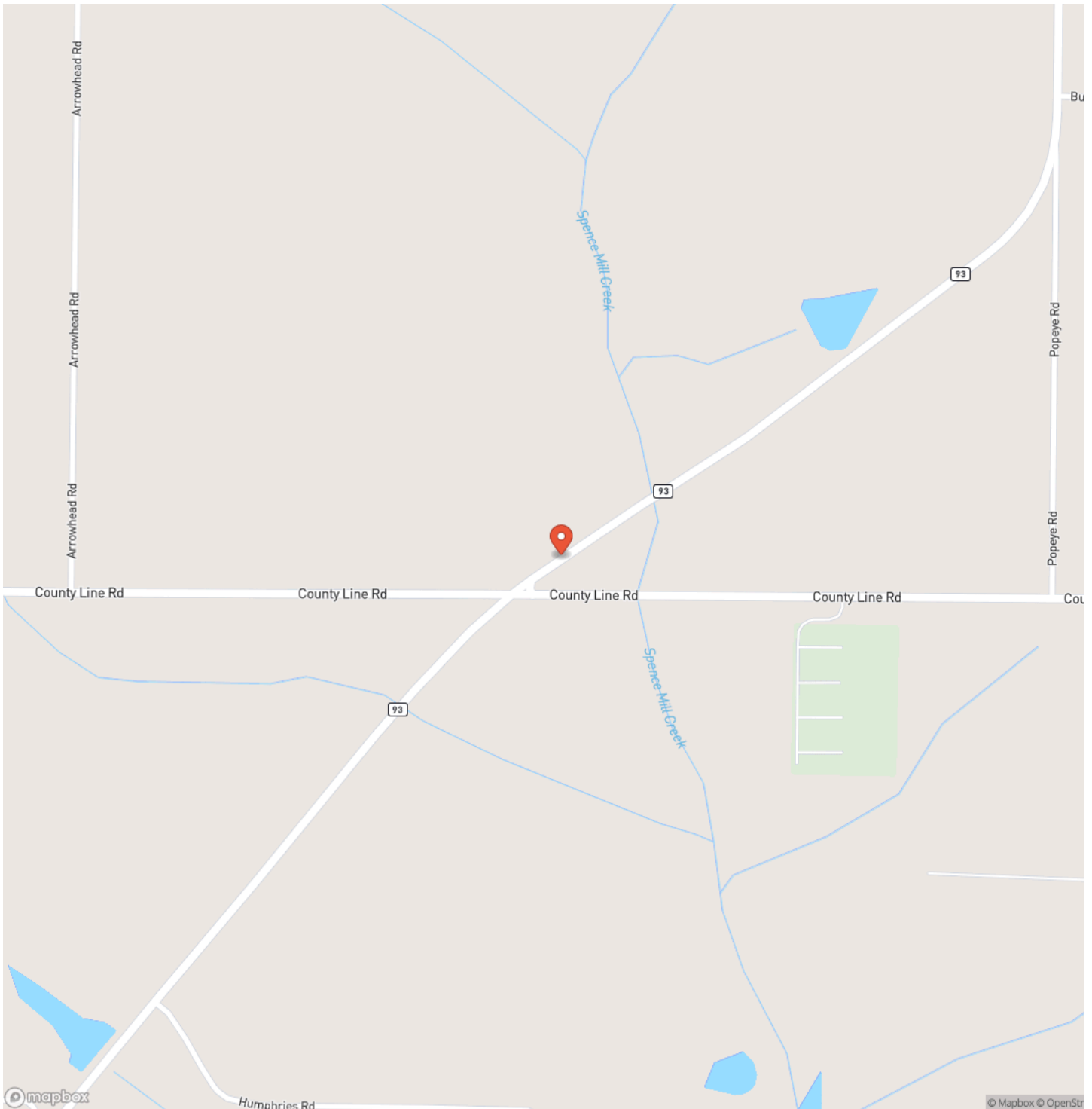
Location:

- 7 minutes to **Pelham, GA**
- 18 minutes to **Camilla, GA**
- 18 minutes to **Cairo, GA**
- 30 minutes to **Thomasville, GA**
- 1 hour to **Tallahassee, FL**
- 3 hours to **Jacksonville, FL**
- 3 hours 15 minutes to **Ocala, FL**
- 4 hours 15 minutes to **Orlando, FL**
- 4 hours 30 minutes to **Tampa, FL**
- 6 hours 30 minutes to **West Palm Beach, FL**

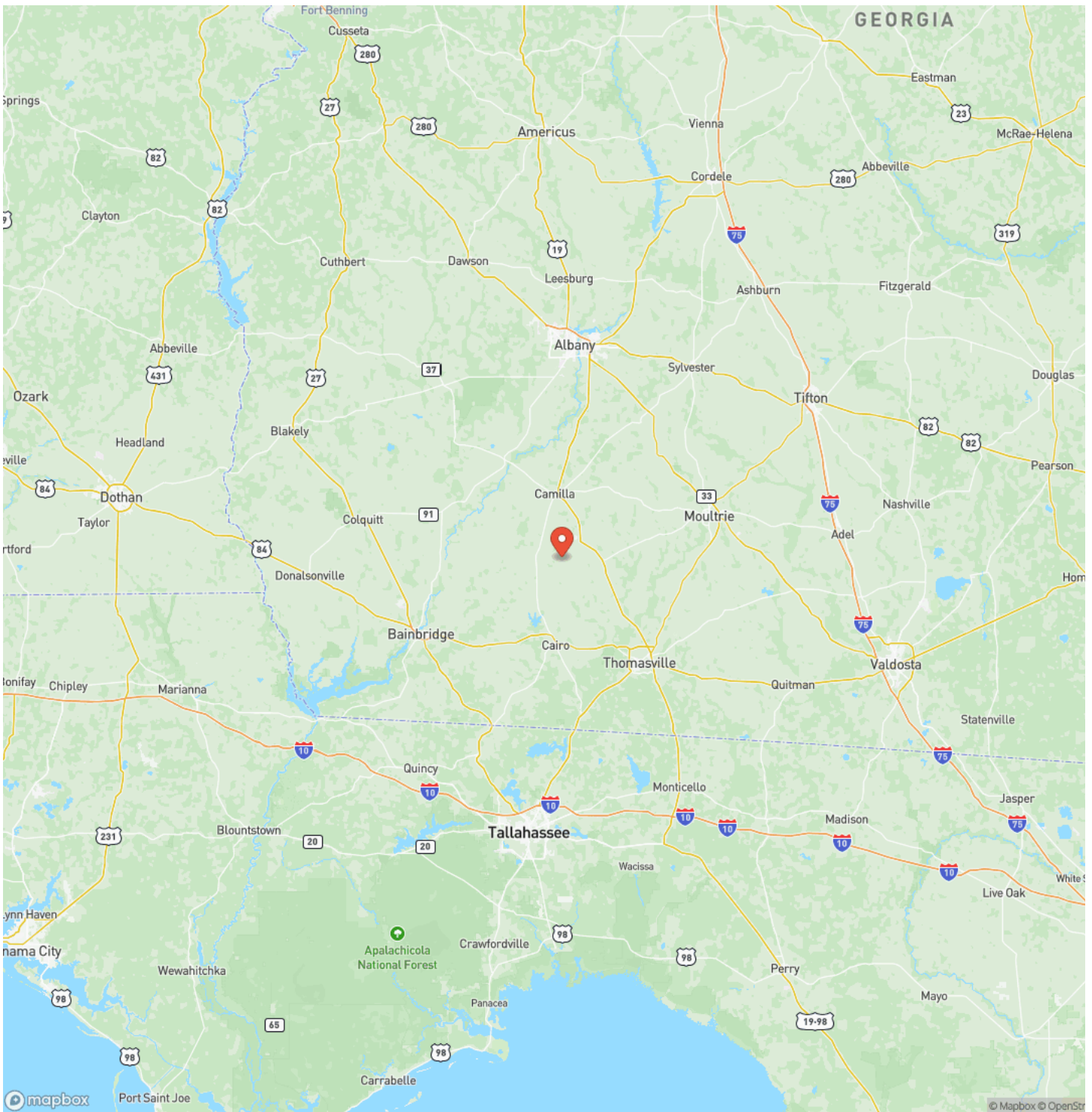
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Pelham, GA / Mitchell County



Locator Map



Locator Map



Satellite Map



44.56 Acres with Creek, Pond & Cabin Near Pelham

Pelham, GA / Mitchell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Bonner

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City / State / Zip

Madison, FL 32340

NOTES



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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