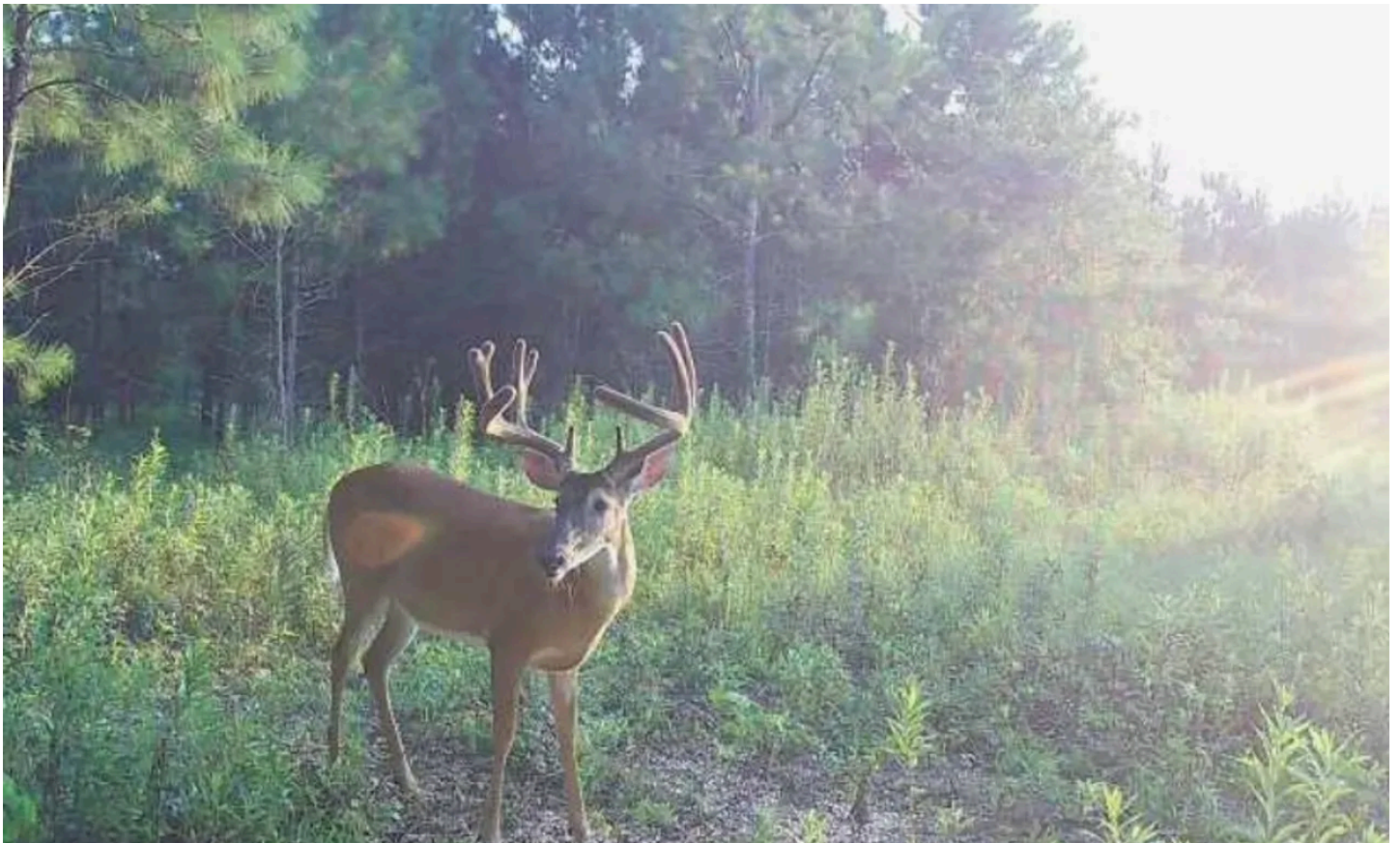


Suttons Corner Hunting Tract
Edison Highway
Coleman, GA 39836

\$230,159
48.970± Acres
Clay County



Suttons Corner Hunting Tract
Coleman, GA / Clay County

SUMMARY

Address

Edison Highway

City, State Zip

Coleman, GA 39836

County

Clay County

Type

Hunting Land

Latitude / Longitude

31.601054 / -84.854293

Acreage

48.970

Price

\$230,159

Property Website

<https://www.mossyoakproperties.com/property/suttons-corner-hunting-tract-clay-georgia/82878/>



Suttons Corner Hunting Tract Coleman, GA / Clay County

PROPERTY DESCRIPTION

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

Introducing approximately 48.97 +/- acres of prime hunting land in Clay County, Georgia, located just outside of Suttons Corner. This well-rounded property offers a setup for outdoorsmen, featuring multiple established food plots, a well-maintained internal road system, and paved road frontage for easy access. A cleared area at the front of the property provides a perfect location for a hunting camp, cabin, or future homesite. Surrounded by a mix of hardwoods and pines and bordered by a large neighboring corn field, this tract is perfectly positioned to attract and hold quality game. Conveniently located just 20 minutes from Lake Eufaula, with nearby public boat ramps that provide easy access for fishing and days on the water.

Power is available at the road, offering the potential to build a hunting camp, cabin, or weekend retreat. The property is enrolled in Conservation Use Valuation Assessment (CUVA), helping reduce property taxes while preserving its rural character.

Key Features:

- Approximately 48.97 acres
- Paved road frontage
- Established food plots
- Cleared area at front for camp or homesite
- Internal road system throughout
- Power available at the road
- Bordered by large agricultural field
- Excellent deer and turkey habitat
- 20 minutes from Lake Eufaula
- Enrolled in CUVA

Location Highlights:

- 15 minutes to **Cuthbert, GA**
- 45 minutes to **Eufaula, AL**
- 55 minutes to **Albany, GA**
- 1 hour 45 minutes to **Tallahassee, FL**
- 4 hours to **Jacksonville, FL**
- 4 hours to **Ocala, FL**
- 5 hours to **Orlando, FL**
- 5 hours 20 minutes to **Tampa, FL**
- 7 hours 15 minutes to **West Palm Beach, FL**

Recreational Appeal:

Whether you're a seasoned hunter or just looking for a weekend getaway, this property delivers. With high-quality whitetail deer, abundant wild turkey, and ideal food plot locations, it's ready to hunt this season. The internal trails provide great access for ATV riding, stand setup, and game retrieval. This tract checks all the boxes for those seeking an affordable, low-maintenance hunting property in a desirable part of southwest Georgia.

Contact:



Cole Bonner, Listing Agent, CLS

[229-561-5111](tel:229-561-5111)

Cbonner@mossyoakproperties.com

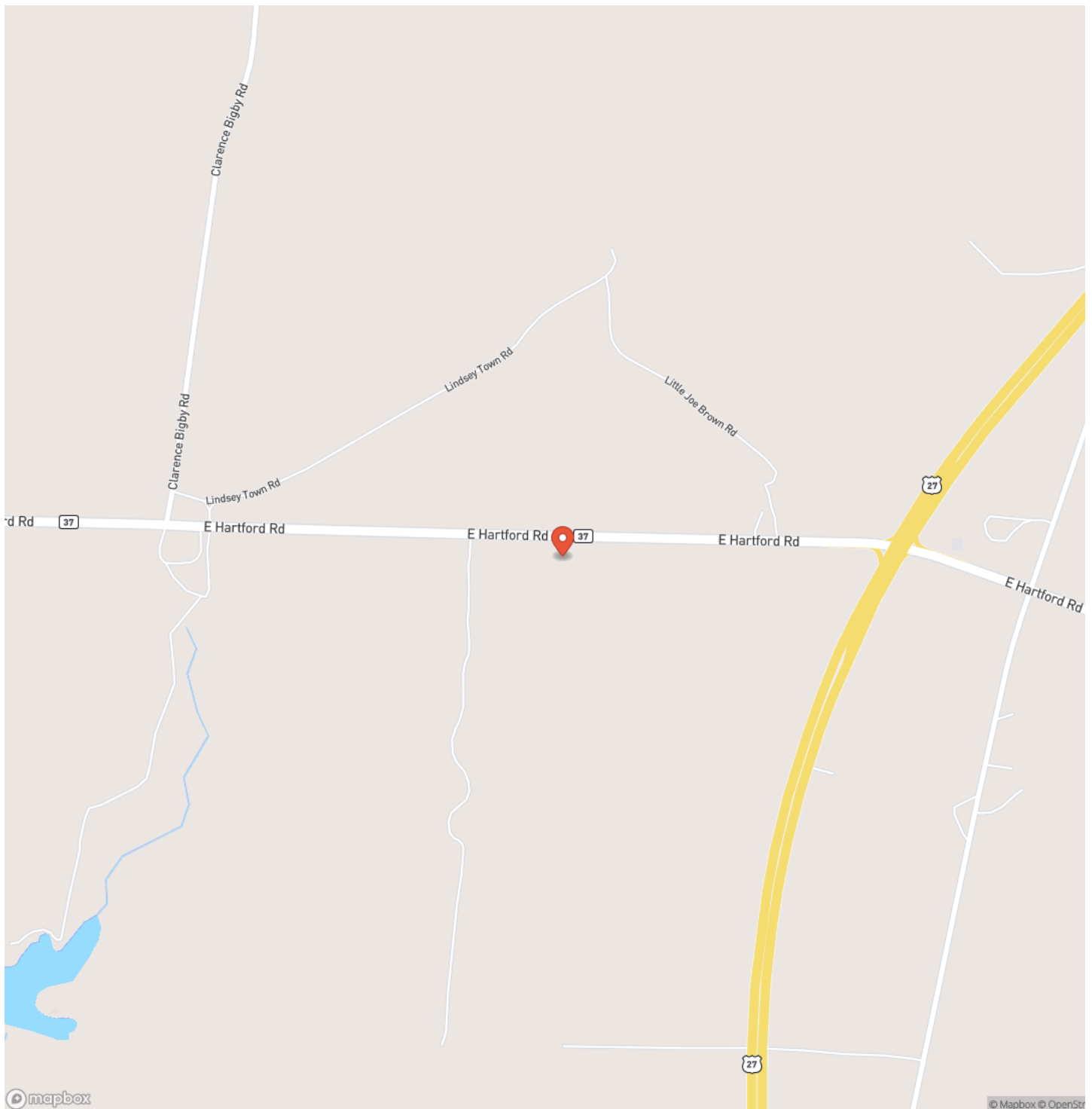
<https://www.mossyoakproperties.com/agent/cole-bonner/>



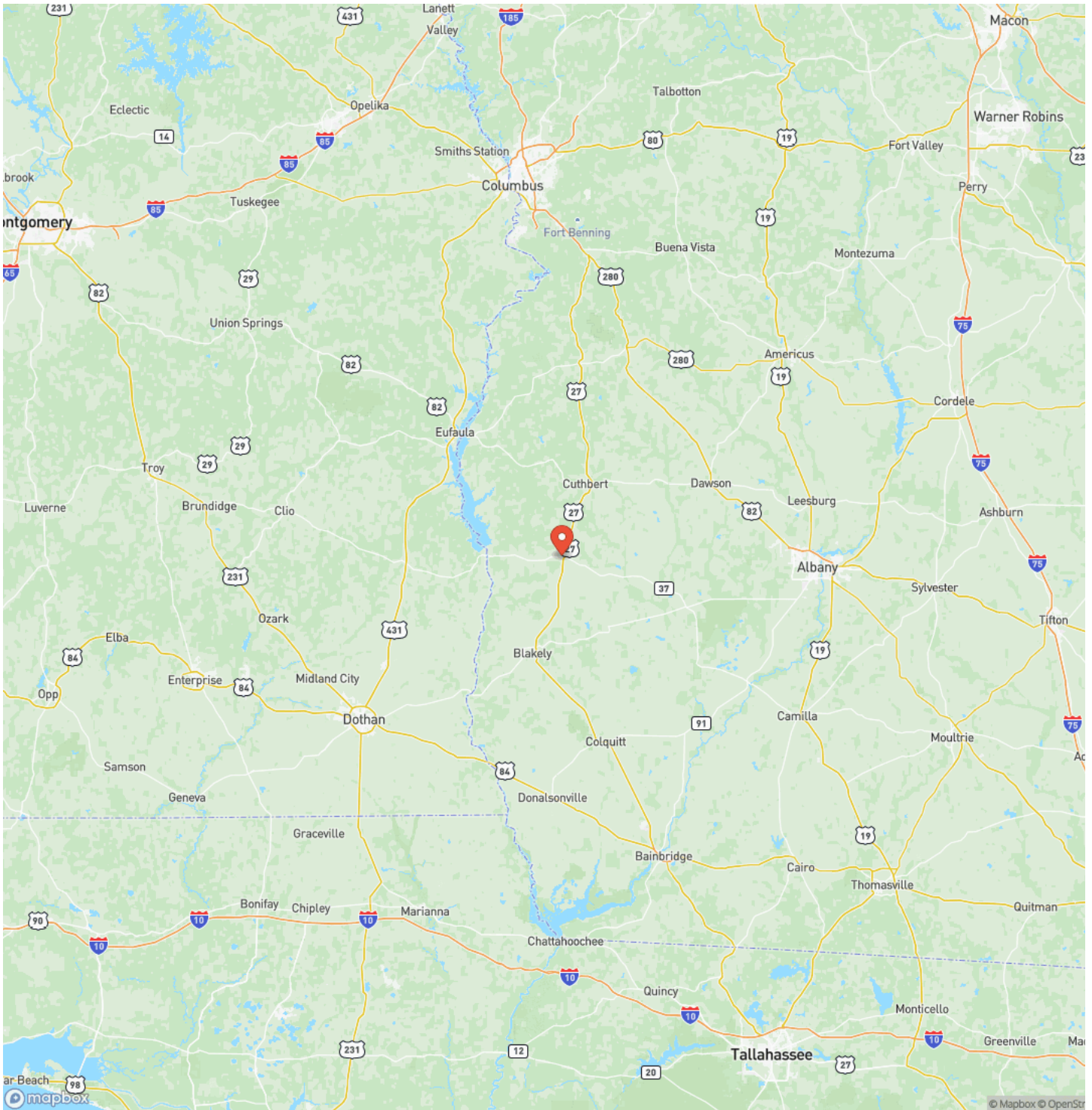
Suttons Corner Hunting Tract
Coleman, GA / Clay County



Locator Map



Locator Map



Satellite Map



Suttons Corner Hunting Tract Coleman, GA / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Bonner

Mobile

(229) 561-5111

Office

(850) 973-2200

Email

cbonner@mossyoakproperties.com

Address

145 NW Cantey Avenue

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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MossyOakProperties.com

