

Krause Farm Hideaway
109 Cattle Gap Road
Cuthbert, GA 39840

\$761,000
196.100± Acres
Stewart County



Krause Farm Hideaway
Cuthbert, GA / Stewart County

SUMMARY

Address

109 Cattle Gap Road

City, State Zip

Cuthbert, GA 39840

County

Stewart County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

31.91546 / -84.695386

Dwelling Square Feet

1376

Bedrooms / Bathrooms

2 / 1

Acreage

196.100

Price

\$761,000

Property Website

<https://www.mossyoakproperties.com/property/krause-farm-hideaway-stewart-georgia/88155/>



PROPERTY DESCRIPTION

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

196.1± Acres of Prime Hunting Land with Camp

This 196.1± acre tract checks all the boxes for a hunting and recreational property. With secluded access, it already has underground power in place along with a 2 bed / 1 bath, 1,376± sq. ft. hunting camp. The camp house needs some work but provides a solid foundation for a weekend retreat. There's also a block house with a bunk room and bathroom for guests, plus a storage shed for equipment.

The land itself is a great mix of hardwoods, mixed timber, planted pines, and multiple creeks running throughout. In the center sits a 15± acre field that can be planted for wildlife, used as a dove field, or even set up as a future homesite. Surrounded by large landowners and bordering a big corn field, the property has an excellent setup for holding trophy deer and plenty of turkey.

Currently enrolled in CUVA (Conservation Use Valuation Assessment), the property benefits from reduced taxes while you enjoy everything it has to offer.

Highlights:

- 196.1± acres with, secluded access
- Underground power already in place
- 2 bed / 1 bath, 1,376± sq. ft. camp house (needs some work)
- Block house with bunk room & bathroom
- Storage shed for gear and equipment
- Multiple creeks, hardwoods, mixed stands, and planted pines
- 15± acre field in the middle of the property
- Borders large agricultural field & surrounded by large landowners
- Excellent deer and turkey population
- Enrolled in CUVA for tax savings

Location:

- 20 min to **Cuthbert, GA**
- 45 min to **Eufaula, AL**
- 1 hr to **Albany, GA**
- 2 hr 10 min to **Tallahassee, FL**
- 4 hrs 30 min to **Jacksonville** or **Ocala, FL**
- 5 hrs 30 minutes to **Orlando, FL**

- 6 hours to **Tampa, FL**
- 7 hrs 50 min to **West Palm Beach, FL**

Recreational Highlights:

Whether you're chasing big deer, gobbling turkeys, or just want a place to call your own this is it. With strong whitetail genetics, abundant turkey, and plenty food plot locations, it can be ready to hunt this season. A 170" deer has been taken off the property by the owner.

Contact:

Cole Bonner, Listing Agent, CLS

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

Cbonner@mossyoakproperties.com

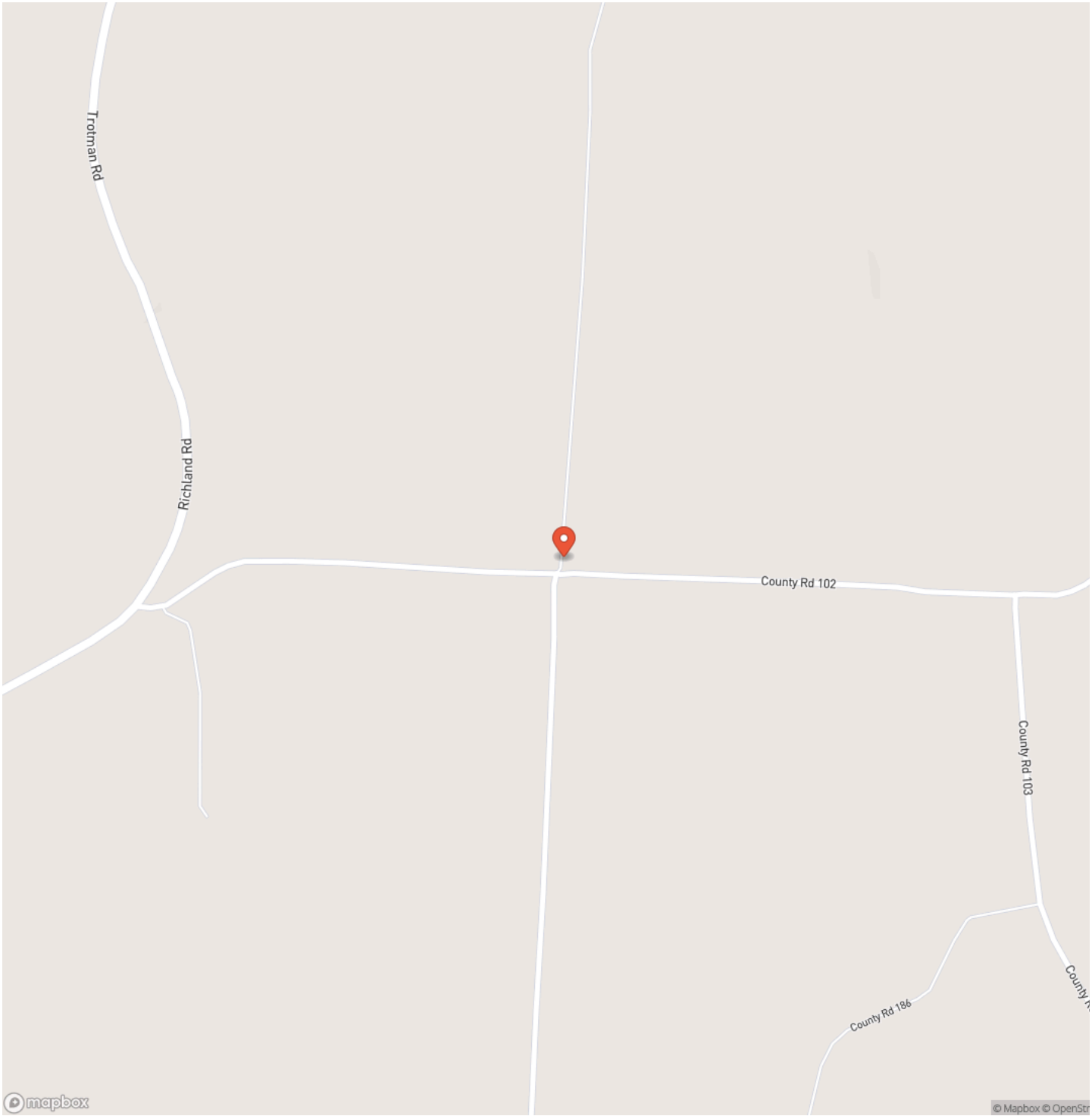
<https://www.mossyoakproperties.com/agent/cole-bonner/>



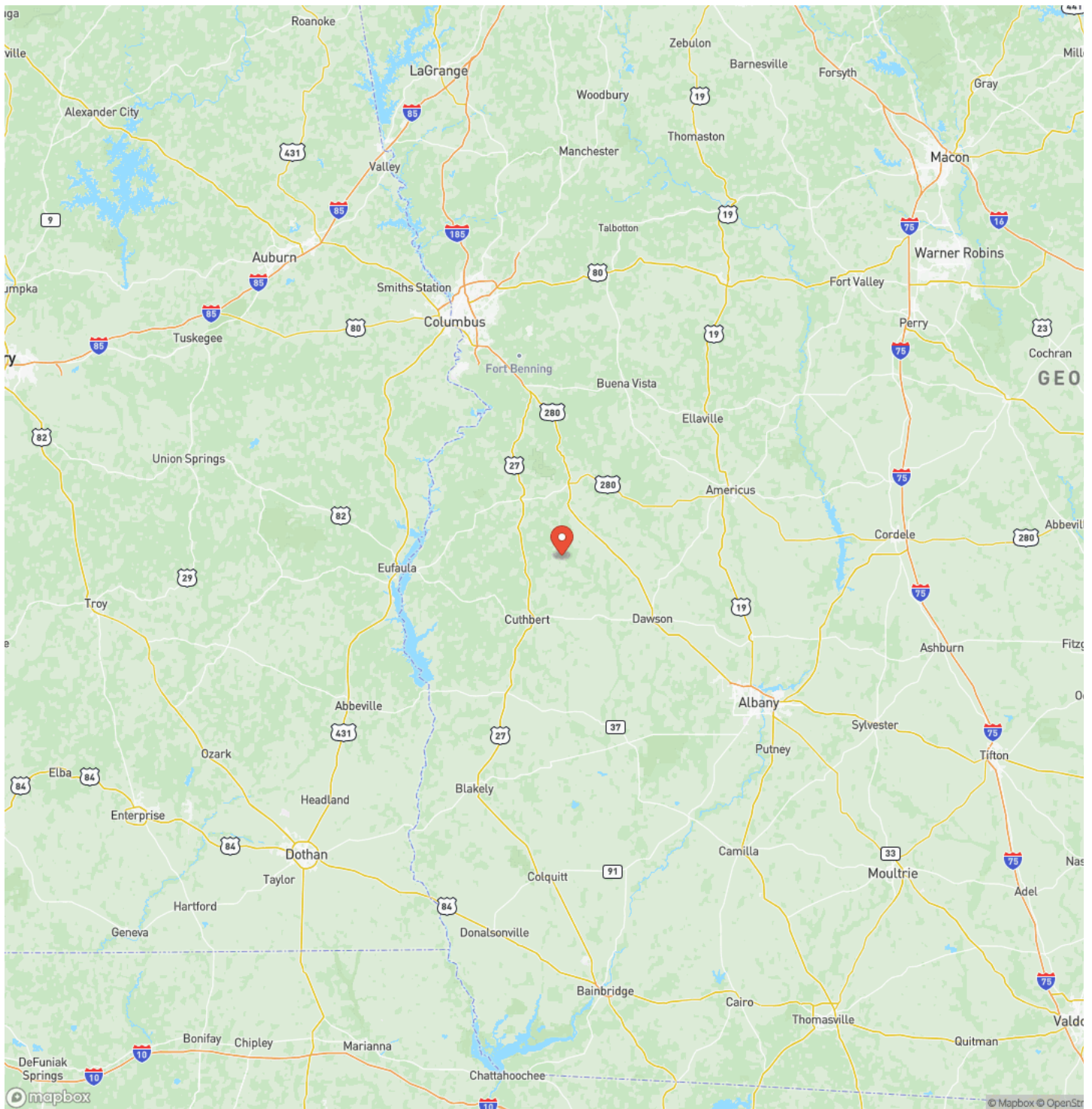
Krause Farm Hideaway
Cuthbert, GA / Stewart County



Locator Map



Locator Map



Satellite Map



Krause Farm Hideaway

Cuthbert, GA / Stewart County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Bonner

Mobile

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Office

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Email

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Address

145 NW Cantey Avenue

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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