

50 Acres Clay County
Walnut Rd
Bluffton, GA 39824

\$227,500
50± Acres
Clay County



50 Acres Clay County
Bluffton, GA / Clay County

SUMMARY

Address

Walnut Rd

City, State Zip

Bluffton, GA 39824

County

Clay County

Type

Hunting Land, Recreational Land

Latitude / Longitude

31.584536 / -84.921008

Acreage

50

Price

\$227,500

Property Website

<https://www.mossyoakproperties.com/property/50-acres-clay-county-clay-georgia/87953/>



50 Acres Clay County Bluffton, 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)

50± Acres - Prime Hunting Land in Clay County, Georgia

This approximately 50-acre tract offers the perfect blank canvas for creating your dream hunting property. With no existing roads or plots, you have the freedom to design the layout exactly how you want. Surrounded by large, established landowners-and bordered by a neighboring peanut field-this property is ideally situated to attract and hold quality game.

Located just 15 minutes from Lake Eufaula, you'll enjoy nearby public boat ramps for quick access to great fishing and endless days on the water.

Power is available down the road, making it easy to add a hunting camp, cabin, or weekend retreat. The property is being surveyed out of a larger tract, with survey completion set for closing. It is also enrolled in Conservation Use Valuation Assessment (CUVA), keeping property taxes low while preserving its rural charm. The property lines in the maps are approximate.

Key Features:

- ~50 acres of prime hunting land
- Dirt road frontage
- Power available nearby
- Borders large agricultural field and large landowners
- Excellent deer & turkey habitat
- 15 minutes to Lake Eufaula
- Enrolled in CUVA

Location:

- 20 min to **Cuthbert, GA**
- 40 min to **Eufaula, AL**
- 1 hr to **Albany, GA**
- 1 hr 50 min to **Tallahassee, FL**
- 4 hrs to **Jacksonville** or **Ocala, FL**
- 5 hrs to **Orlando, FL**
- 5 hrs 20 min to **Tampa, FL**
- 7 hrs 15 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.

Contact:

Cole Bonner, Listing Agent, CLS

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

Cbonner@mossyoakproperties.com

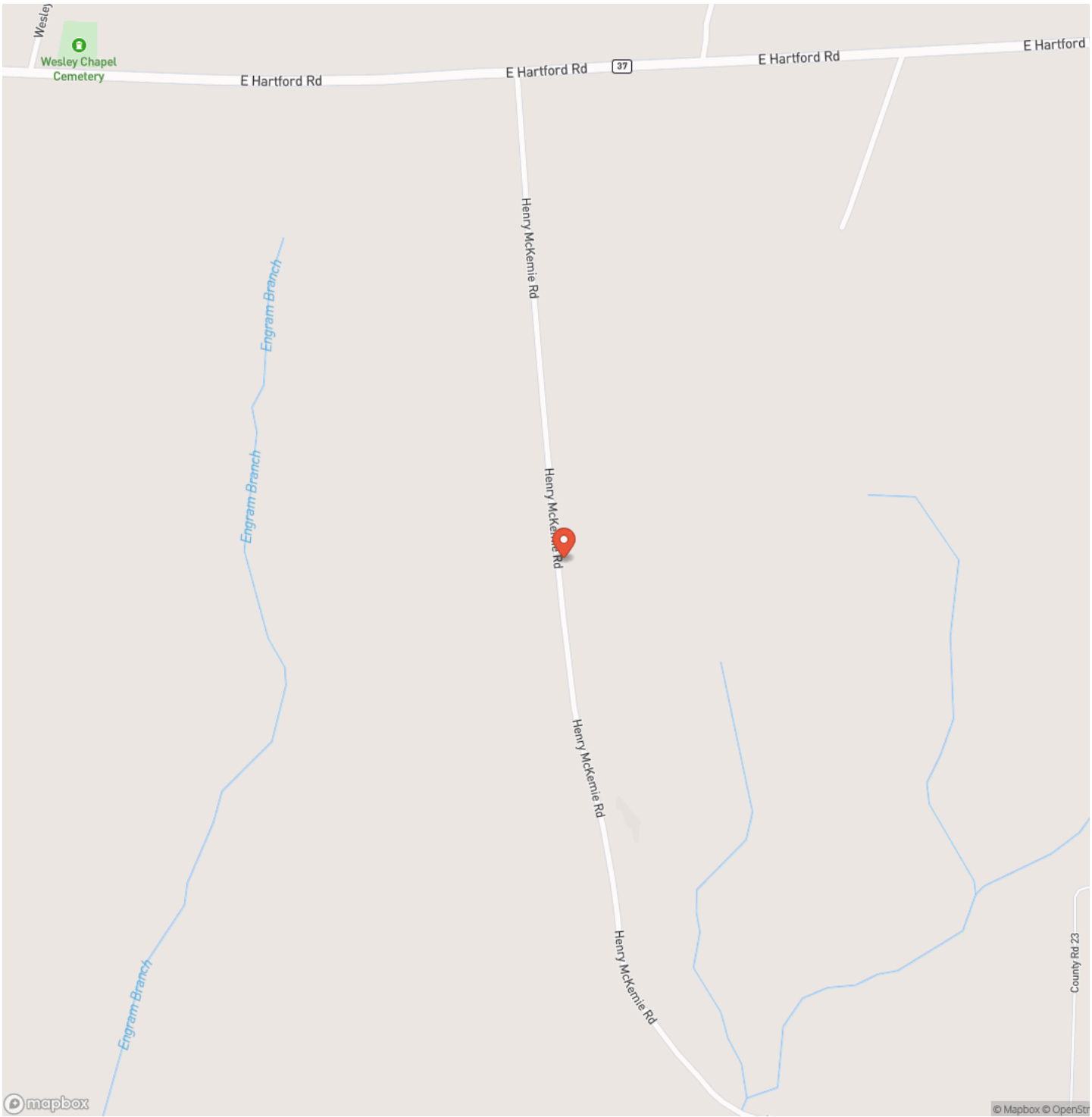
<https://www.mossyoakproperties.com/agent/cole-bonner/>



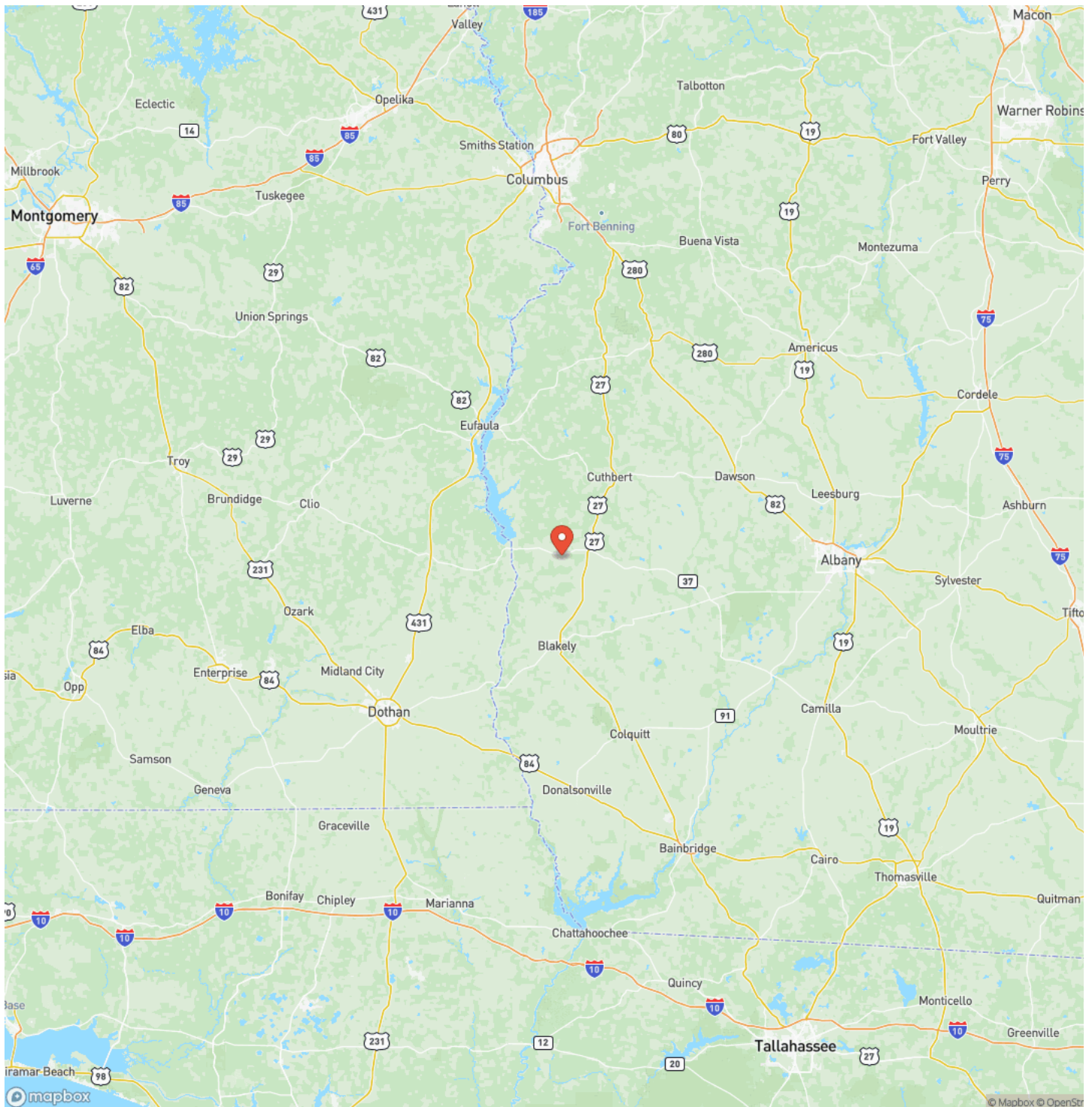
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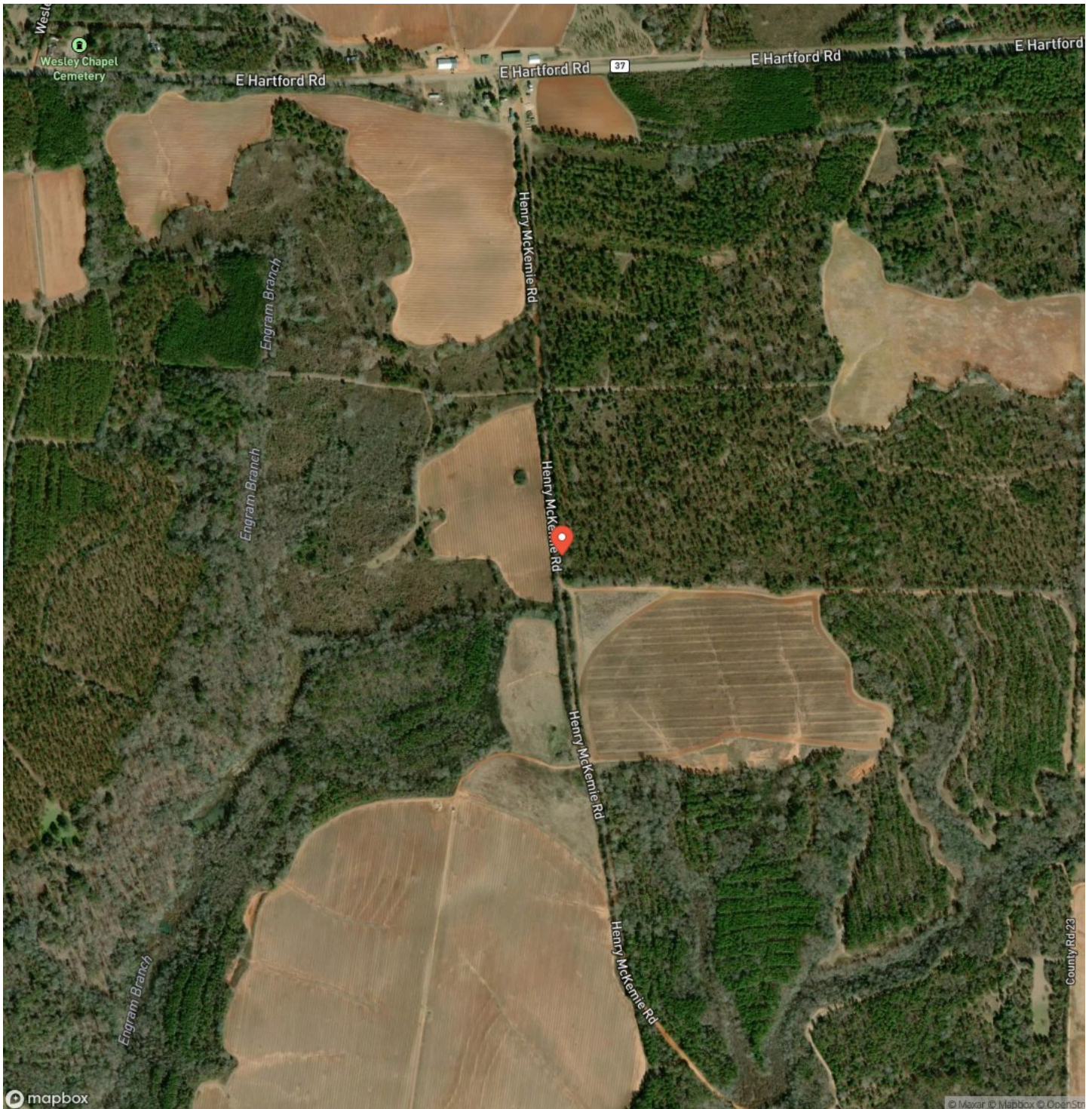
Locator Map



Locator Map



Satellite Map



50 Acres Clay County Bluffton, 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

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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

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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