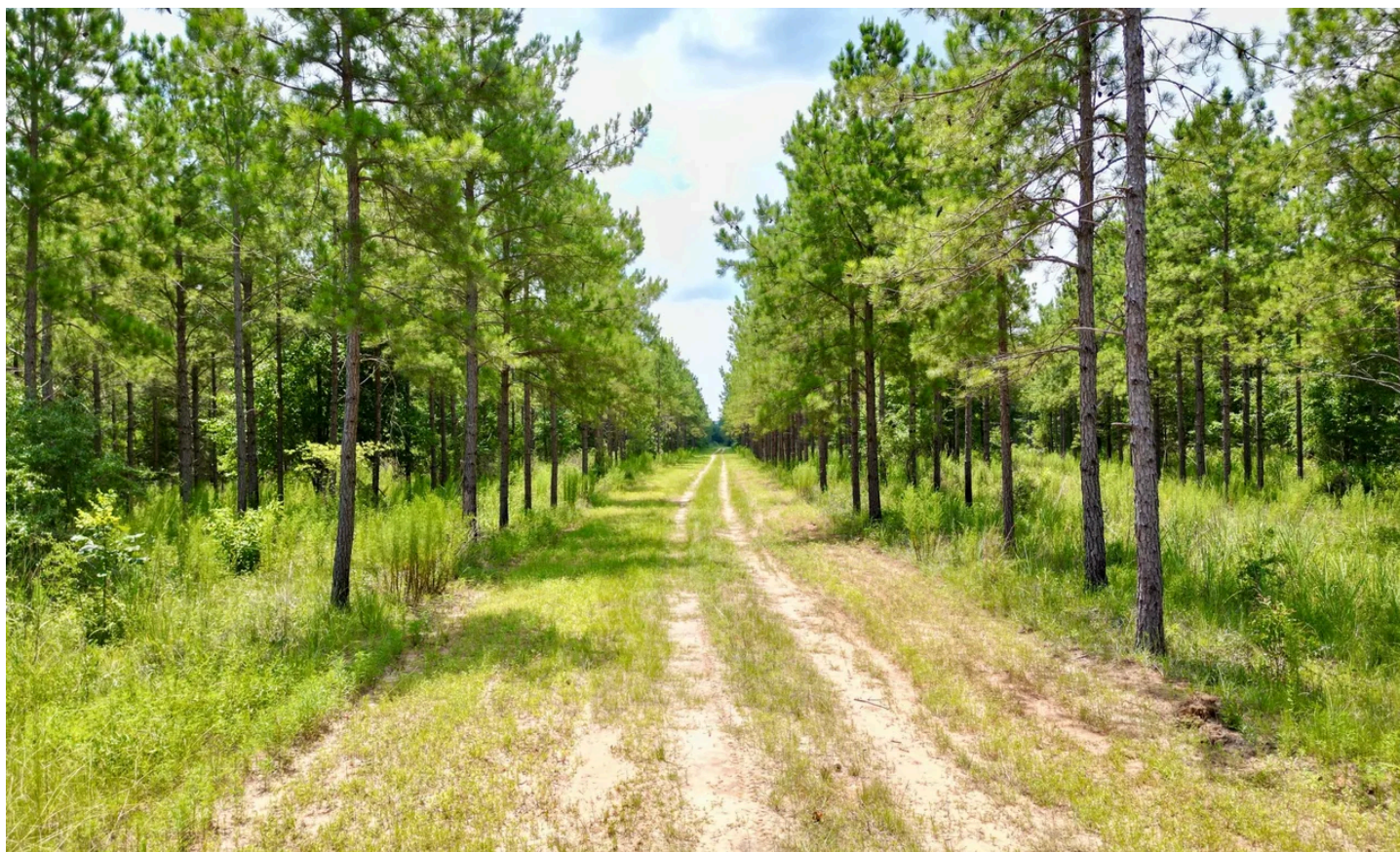


**Rhodes Creek Ridge**  
0 Rhodes Creek Rd.  
Coleman, GA 39838

**\$803,825**  
203.500± Acres  
Randolph County



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Georgia, NC 28117





**Rhodes Creek Ridge**  
**Coleman, GA / Randolph County**

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**SUMMARY**

**Address**

0 Rhodes Creek Rd.

**City, State Zip**

Coleman, GA 39838

**County**

Randolph County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

31.67627 / -84.861617

**Acreage**

203.500

**Price**

\$803,825

**Property Website**

<https://www.mossyoakproperties.com/property/rhodes-creek-ridge-randolph-georgia/85997/>



## Rhodes Creek Ridge Coleman, GA / Randolph County

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### **PROPERTY DESCRIPTION**

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

Here's a rare opportunity to own 203.5 contiguous acres in Randolph County, just outside of Coleman, GA. This well-rounded property offers prime deer and turkey hunting, strong timber investment potential, and an established infrastructure that's ready to enjoy from day one. Whether you're looking for a private hunting retreat, a future homesite, or a long-term land investment, this tract checks all the boxes.

The property features a total of approximately 100 acres of planted pine, including merchantable timber and younger pre-merchantable stands for future income. The balance consists of natural hardwoods, open lanes, and diverse wildlife habitat with a solid understory to support game. A pond offers scenic value and a water source for wildlife, while a well-developed internal road system provides easy access across the tract via truck, ATV, or on foot. Power is accessible at the dirt road, and the combined acreage includes approximately 6,000 feet of dirt road frontage, giving multiple access points and plenty of privacy. Additional acreage with a house available.

The entire tract is enrolled in CUVA (Conservation Use Valuation Assessment), keeping property taxes low while maintaining the land's rural character.

#### **Property Features:**

- Approx. 203.5± total acres
- Approx. 100 acres of planted pine
  - ~45 acres merchantable
  - ~65 acres pre-merchantable
- 
- Pond on property
- Double dirt road frontage
- Power accessible
- Wet weather creek
- Well-established internal road system
- Diverse wildlife habitat — strong deer & turkey population
- Enrolled in CUVA for reduced property taxes
- Excellent mix of timber, hunting, and recreation potential

#### **Location:**

- 10 minutes to Cuthbert, GA
- 30 minutes to Lake Eufaula
- 45 minutes to Eufaula, AL
- 1 hour 15 minutes to Albany, GA
- 2.5 hours to Columbus, GA / Tallahassee, FL
- 4 hours to Jacksonville, FL / Ocala, FL
- 5–7 hours to Orlando, Tampa, West Palm Beach

#### **Contact:**

***Cole Bonner, Listing Agent, CLS***

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



[cbonner@mossyoakproperties.com](mailto:cbonner@mossyoakproperties.com)

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





Rhodes Creek Ridge  
Coleman, GA / Randolph County

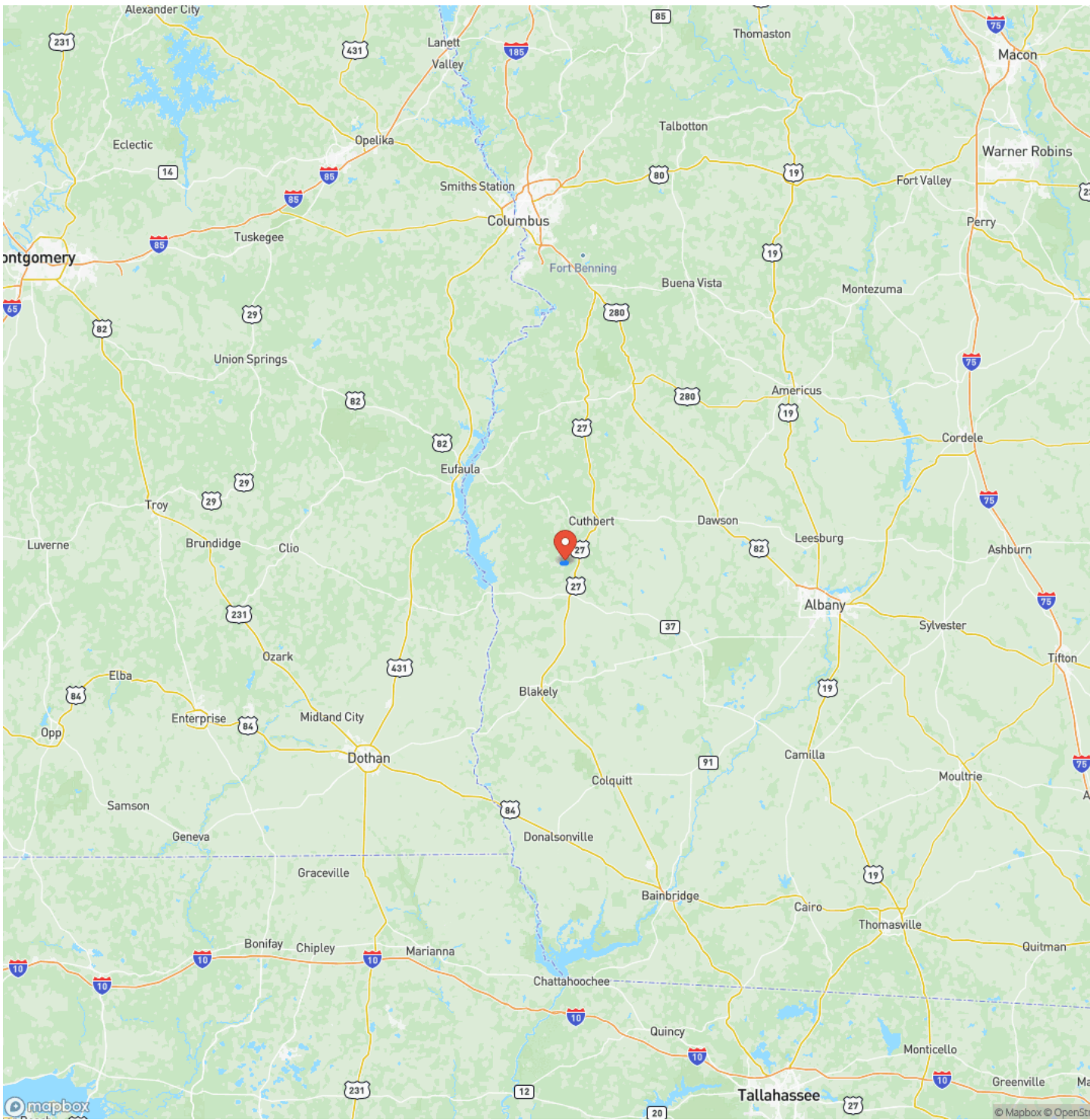


# Locator Map





# Locator Map





## Satellite Map





## 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 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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