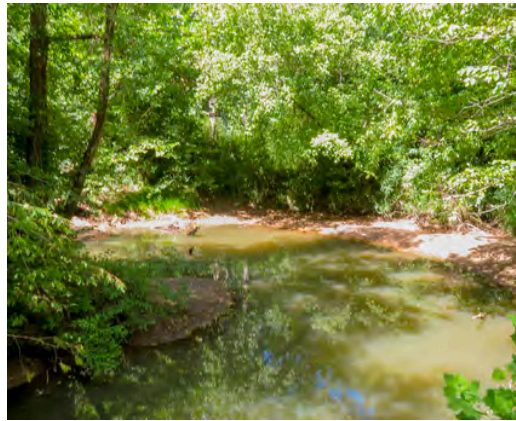




# CEDAR CREEK

WILKES COUNTY, GA  
105 +/- ACRES  
\$399,000



## PROPERTY DESCRIPTION

This secluded 105-acre tract is a perfect Gentleman's Farm or weekend retreat, located in one of the most private areas of Wilkes County. It features mature timber, rolling terrain typical of Georgia's Piedmont Region, and frontage on scenic Cedar Creek. Wildlife is abundant, with strong whitetail deer and turkey populations, turkeys were even spotted on the broker's first visit. Just 15 minutes from boat ramps on the Broad River and Clark's Hill Lake (Lake Thurmond), known for excellent fishing and water sports. Exactly one hour from Augusta and Athens, this is a rare opportunity to own a beautiful, recreational property with long-term investment potential.

## PROPERTY FEATURES:

- Small Food Plot
- Frontage on Two Roads
- 47 Acres of Bottomland Hardwood
- 58 Acres of Natural Pine & Hardwood
- 8,600 Feet of Frontage on Cedar Creek

## DIRECTIONS:

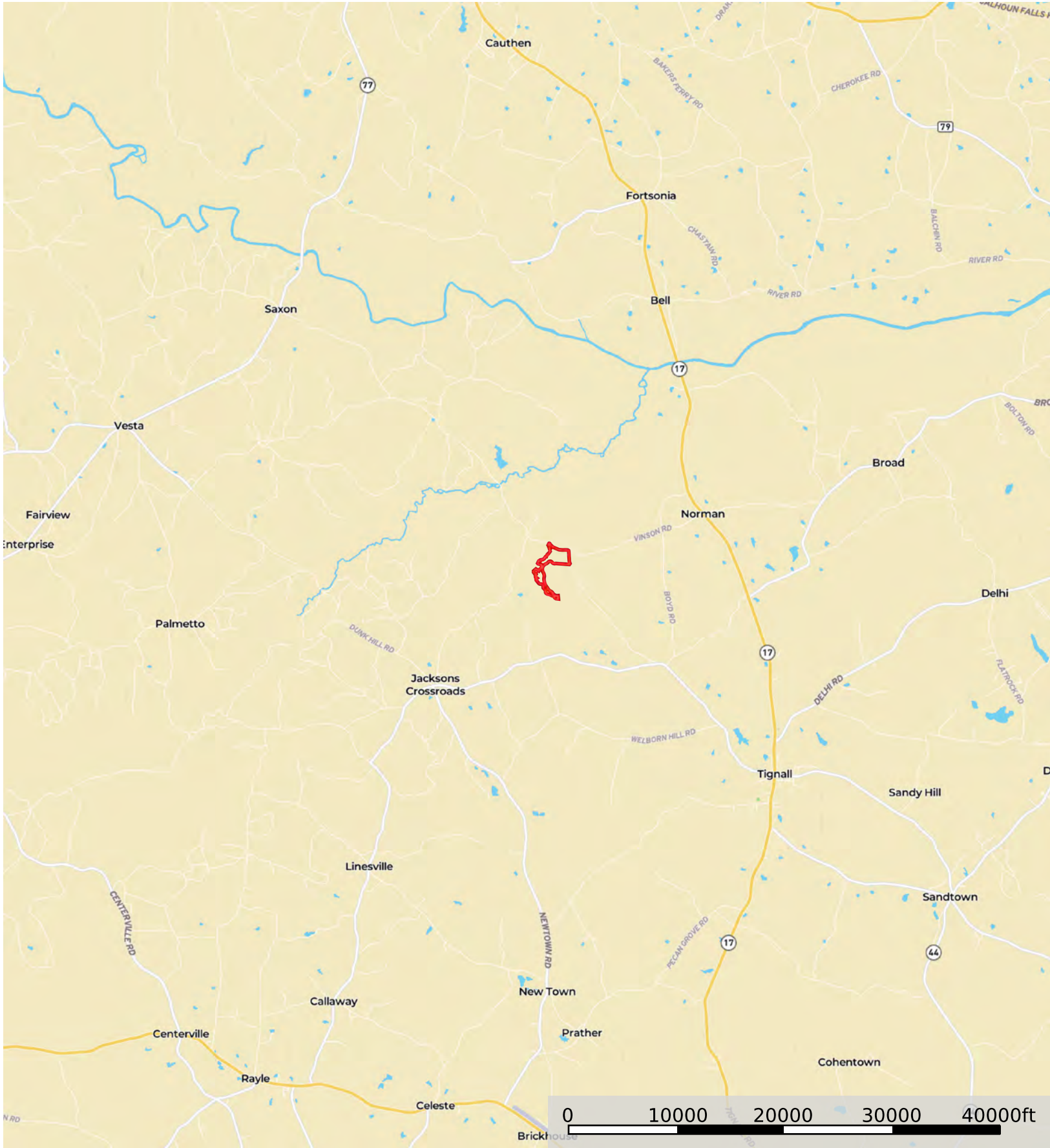
From downtown Tignall, head north on GA Highway 17 toward Elberton. After approximately 5 miles, turn left onto Vinson Road (unpaved). Continue for 2.5 miles to Bunch Road. The property is located on the northwest corner of the intersection, with gated access on Bunch Road.

### **CONTACT**

Alex Nixon, GARF  
706-840-3739

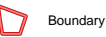
Email: [alexnixon@crosbylandco.com](mailto:alexnixon@crosbylandco.com)  
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)





Boundary

**Disclaimer:** All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



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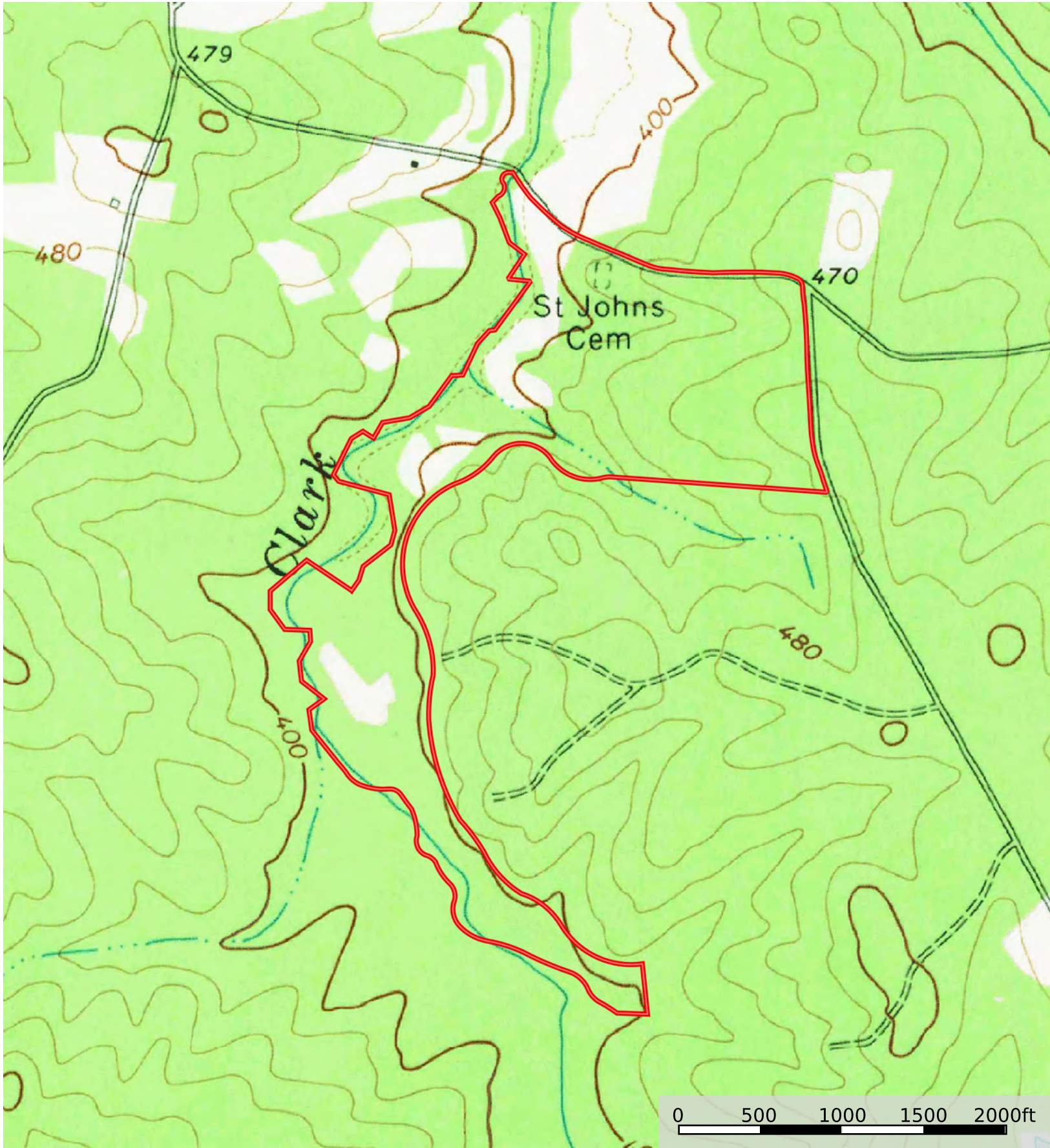




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