



**LITTLE LOTTS
CREEK FARM**
BULLOCH COUNTY, GA
21.66 +/- ACRES
\$259,995



PROPERTY DESCRIPTION

Little Lotts Creek Farm is a hidden gem nestled at the end of a quiet county dirt road, backing up to a large freshwater cypress slough and surrounded by several large landowners. The surrounding area is comprised of small farms and homesteads, offering a tranquil getaway just minutes from downtown Statesboro.

Little Lotts Creek Farm is incredibly diverse for a property of its size. There is a 1-acre clearing with a new well and power that would make a perfect homesite or weekend getaway at the end of a long, winding driveway. The mile-long county dirt road has only a handful of neighbors, and the surrounding area is primarily composed of small farms and agricultural fields. The property backs up to Little Lotts Creek and a backwater cypress slough. The adjacent neighbor has over 750 acres, and the creek, swamp, and cypress sloughs create a peaceful and quiet buffer.

Little Lotts Creek swamp, cypress slough, and freshwater marsh offer ample opportunity to shoot wood ducks. The mature pine and hardwood stands backing up to the freshwater marsh create perfect habitat diversity of feed and bedding for whitetail deer and also wild turkeys. The property offers significant privacy and would make an excellent small hunting tract, located just minutes from town. The surrounding neighborhood has lots of agriculture to support an abundant wildlife population.

Whether someone is looking to escape the busy town atmosphere and build a home on a larger rural property, or simply wants a weekend getaway to hunt and spend time in the outdoors, Little Lotts Creek Farm offers incredible diversity and privacy only minutes from downtown Statesboro.

PROPERTY FEATURES:

- Quiet Neighborhood
- Mature Pine & Hardwood
- Surrounded by Large Landowners
- Perfect Homesite with Well & Power
- 10 Minutes from Downtown Statesboro
- Great Hunting Opportunities for Deer, Turkey & Ducks

DIRECTIONS:

From Savannah: Head west on 1-16 for 41 miles to Exit 116. Bear right onto Highway 301 for a ½ miles. Take a left onto Highway 46 and continue for 3.5 miles. Turn right on Sinkhole Road for 3.5 miles. Left onto Turf Road and continue to the dead end to reach the property.

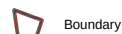
CONTACT

Scott Richardson

C: 843.301.9393

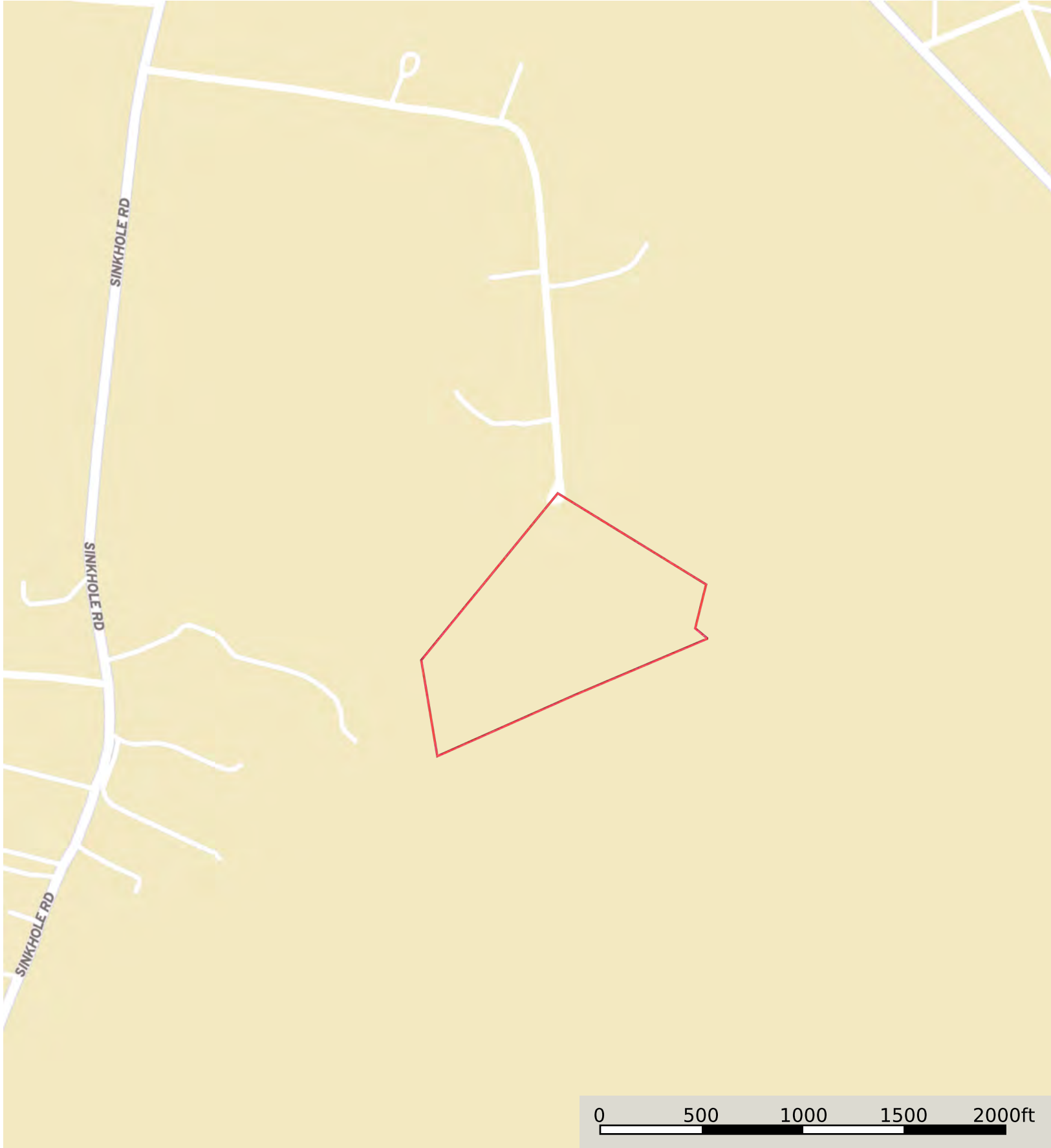
Email: scottrichardson@crosbylandco.com

www.CrosbyLandCo.com



Todd Crosby
P: 8437825700 Crosbylandco.com

 The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



 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.



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.