



# BULL CREEK RANCH

EVANS COUNTY, GA  
459.89 +/- ACRES  
\$2,350,000



## PROPERTY DESCRIPTION

If one of your investment goals is to own a timber and recreational tract, this is it. Located in Evans County, one of Southeast Georgia's fastest growing counties along the I-16 development corridor, this property has it all. Timber, wildlife, beautiful home sites, immediate income potential and long term overall increase in value. A tract of this size and potential rarely hits the market in this fast growing area. Don't miss this opportunity to be a part of the growth happening now in Southeast Georgia.

This exceptional offering encompasses 459.89 +/- acres of prime hunting and timber land situated off Old Highway 250, in Evans County, GA. Boasting a strategic location in a rapidly developing region, this property presents a unique blend of immediate recreational enjoyment, near-term income potential, and significant long-term investment appreciation.

For the avid outdoorsman, this tract is a paradise. It features new custom-built hunting blinds strategically placed for optimal vantage points, complemented by new game feeders to attract and sustain wildlife. Six established food plot locations are already in place, ready to draw in deer, turkey, and other game. With nearly 4 miles of internal roads, navigating the property is convenient and provides excellent access to all its features. The property is secured with two gated entrances, one providing direct access off Old Highway 250.

The timber investment aspect is equally compelling. Approximately 305 acres are in pine plantation, including 47 acres of established loblolly pine and 261 acres of slash pine. A significant portion of this pine is merchantable and ready to be thinned, offering immediate income potential. Furthermore, there are approximately 100 acres with excellent potential to be reforested, providing a future timber investment opportunity.

Beyond the timber and hunting, the property offers beautiful potential home sites, allowing for the creation of a private retreat or future development. The combination of its size, location in a growth corridor, existing timber value, and recreational amenities makes this a truly rare find.

Don't let this exceptional opportunity pass you by. Secure your piece of Southeast Georgia's growth and enjoy the benefits of owning a substantial timber and recreational tract. Contact Reagan Odom today for more information and to schedule a private showing.

## PROPERTY FEATURES:

- New Wildlife Feeders
- Merchantable Timber
- Custom Hunting Blinds
- Excellent Internal Road System
- Multiple Established Food Plots
- 450 + Feet Paved Road Frontage

## DIRECTIONS:

From US Hwy 301, turn on Old Highway 250 between Glennville & Claxton. Follow Old Highway 250 for approximately 6.3 miles and the property will be on your left.



CROSBY  
LAND COMPANY

## CONTACT

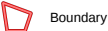
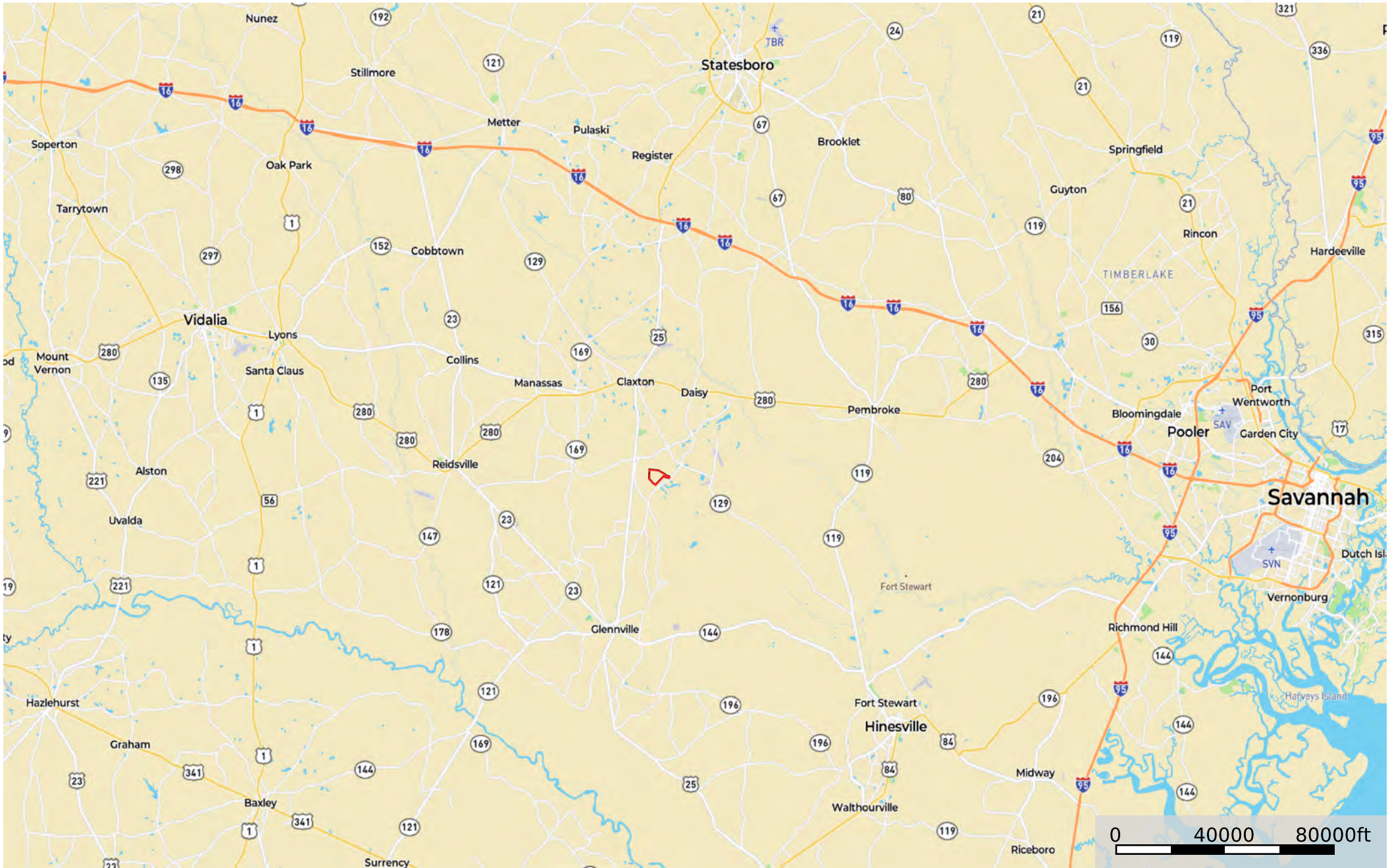
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**Bull Creek Ranch**  
Evans County, Georgia, 459.9 AC +/-



Boundary

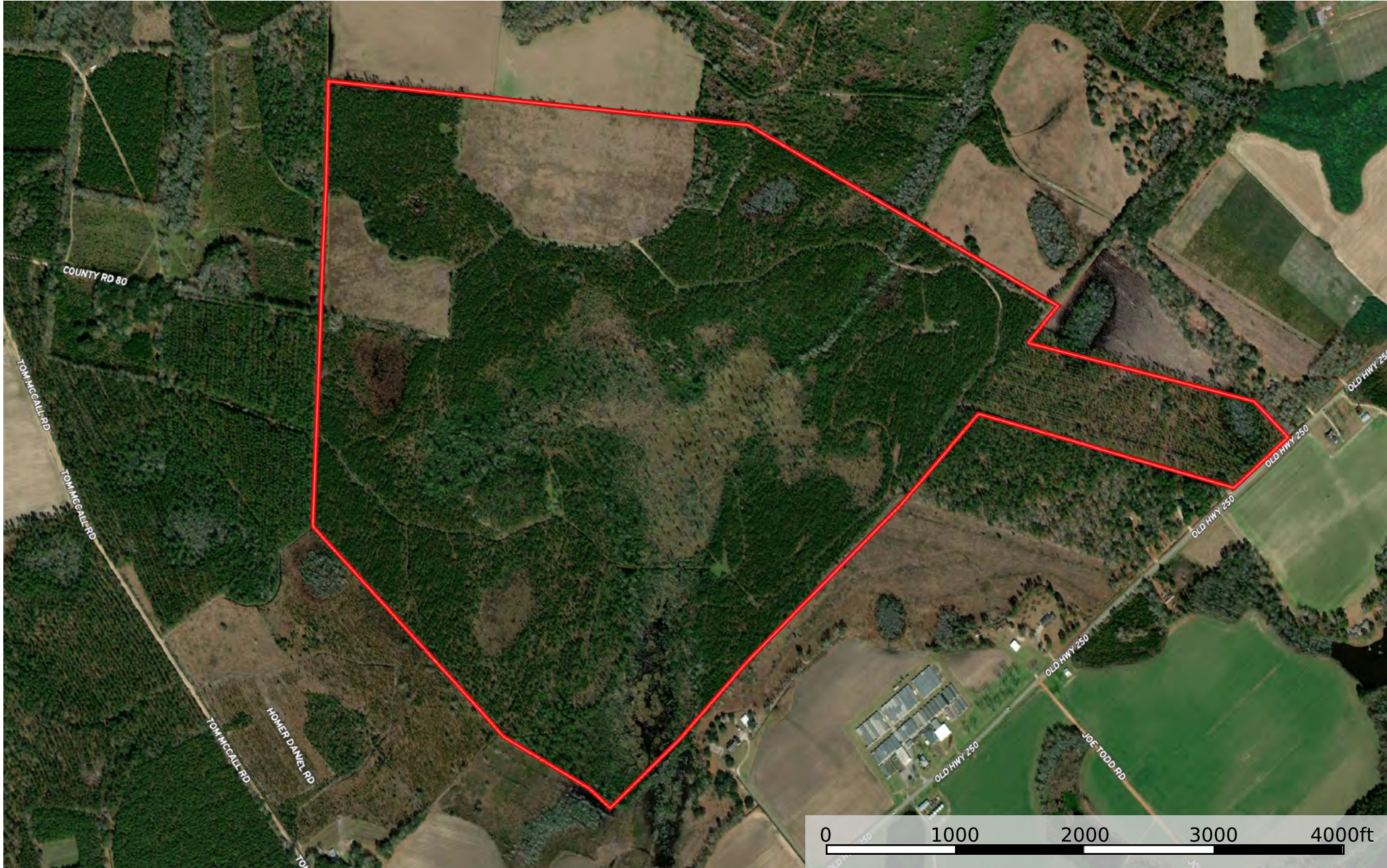
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**Bull Creek Ranch**  
Evans County, Georgia, 459.9 AC +/-



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