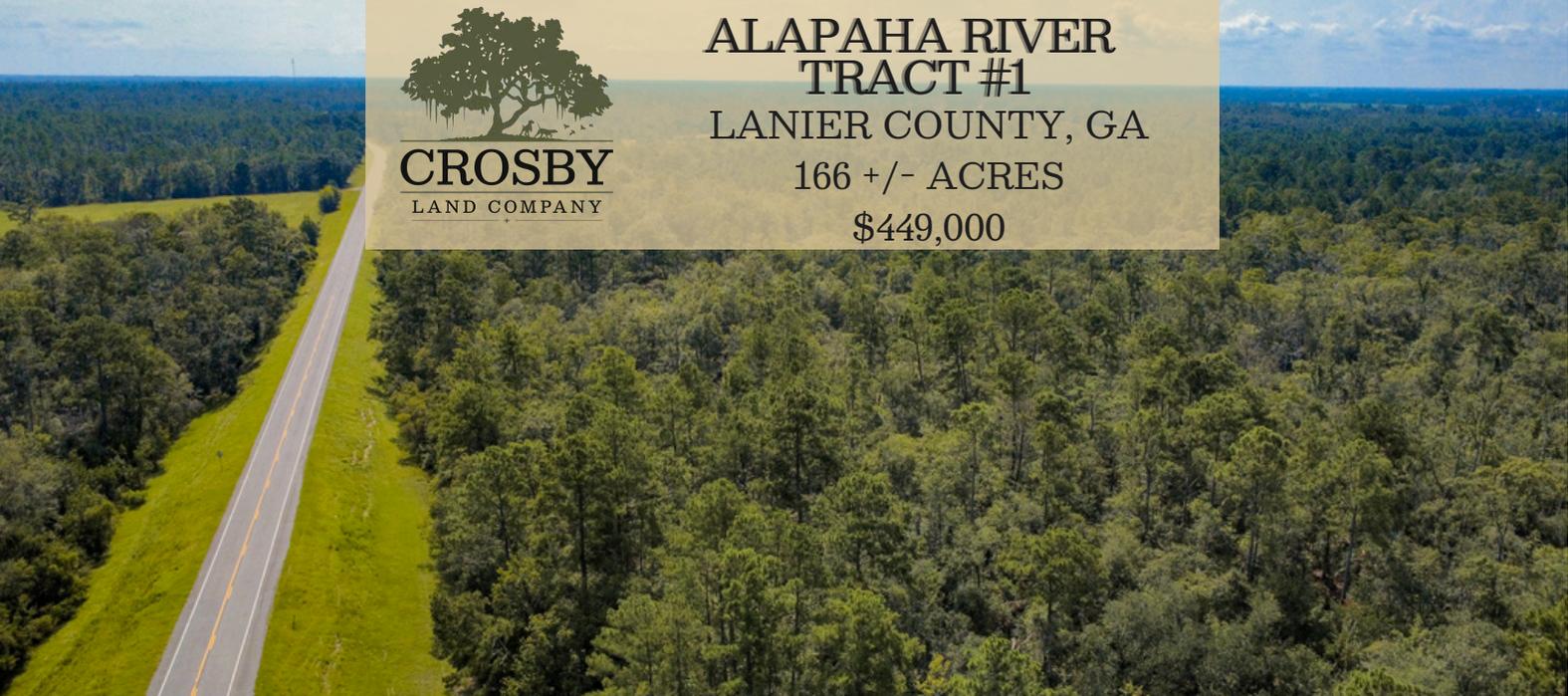


**ALAPAHA RIVER
TRACT #1**
LANIER COUNTY, GA
166 +/- ACRES
\$449,000



PROPERTY DESCRIPTION

Discover a truly exceptional opportunity to own a private piece of Georgia's natural beauty. This magnificent 166 +/- acre property in Lanier County offers a secluded, undeveloped haven with stunning frontage on the picturesque Alapaha River. Easily accessible from GA Highway 168, this tract provides the ideal balance of convenience and total privacy.

A Sportsman's Paradise

For the avid hunter and angler, this property is a dream come true. The land is heavily wooded, providing ideal habitat for abundant wildlife, including whitetail deer, wild turkey and hogs. The expansive river frontage offers unparalleled fishing and recreational opportunities. Adding to its unique appeal are two private oxbow lakes, perfect for a peaceful day of fishing. Whether you're a seasoned outdoorsman or simply seeking a serene escape, this land provides an unmatched setting for your passion.

Investment & Timber Potential

Beyond its recreational value, this property offers significant investment potential. A recent timber cruise is available, detailing the value of the diverse, heavily wooded landscape. The location on the Alapaha River also may present an opportunity for potential sand mining operations, a valuable resource that can add a significant return on investment. This unique property is more than just a piece of land; it's a legacy. It's a place to create lasting memories, enjoy the tranquility of nature, and capitalize on a smart investment. Don't miss this chance to own a true slice of Georgia's riverside paradise.

PROPERTY FEATURES:

- Timber
- River Frontage
- Hunting & Fishing Opportunities

DIRECTIONS:

From Lakeland, take GA Highway 135 North for approximately 8.5 miles. Turn right onto GA Highway 168 East. Continue along GA Highway 168 for approximately 3 miles. Property access ramps are on the right.

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