



MACK'S CREEK

OGLETHORPE COUNTY, GA
915.7 +/- ACRES
\$2,564,184



PROPERTY DESCRIPTION

Mack's Creek is situated on an impressive 915 acres between Washington and Athens, Georgia. This is an exceptional land offering in a quiet rural setting located within a 55-minute drive to Athens. The property is comprised of over 80% upland soils suitable for a variety of usage types, and approximately 120 acres of natural hardwood bottoms offering a diverse balance of quality habitat. This is a rare opportunity for investors, outdoor enthusiasts, and land managers alike to acquire a well-managed, high-quality tract that can serve as both a sporting property and a solid long-term investment.

The land features a well-balanced mix of mature loblolly pine, recently planted pine stands of genetically improved loblolly, and hardwood bottomland that stretches along the scenic Mack's Creek. This hardwood-lined waterway, along with two additional creeks, serves as a wildlife corridor, supporting a healthy game population and making the tract an ideal destination for hunting, fishing, and outdoor retreats.

The timber profile includes healthy 10- and 11-year-old loblolly pine stands poised for future thinning, and recently planted acreage has been professionally prepped by registered foresters, ensuring the best possible survival and growth potential. With a diverse age class distribution, this property is poised for both long and short-term revenue potential. A well-maintained internal road system provides access throughout the property, enhancing both timber management and recreational use.

With road frontage on two county roads, varied terrain, established trails, and diverse timber assets, this property offers exceptional flexibility for future development, conservation, and continued timber production. Whether you're looking to capitalize on timber markets, establish a recreational retreat, build a family legacy property, or diversify your land investment portfolio, this 915-acre tract checks every box.

The current offering is for a single tract, but the seller may consider dividing this parcel into smaller configurations. A price adjustment may be necessary depending on the subdivision agreed upon.

PROPERTY FEATURES:

- Well-Drained
- Potential Pond Sites
- Internal Road System
- Merchantable Timber
- Multiple Access Points
- Hardwood Bottomland
- Electrical Service Onsite
- Frontage Along Mack's Creek
- 700 Feet of Dirt Road Frontage Along Jabez Poyner Road
- 6,000 Feet of Gravel Road Frontage Along Smith Rocky Branch Road

DIRECTIONS:

From Washington, take US-78 toward Lexington/Athens for 12.8 miles. Turn right onto Centreville Road and go for 10 miles. Turn right onto Elberton Road and continue for 5.2 miles then turn right onto New Hope Vesta Road. Travel for 3 miles and turn left onto Jabez Poyner Road. In 1.1 mile the property will be on your right.

CONTACT

Michael Kantz
803-640-5040

Alex Nixon
706-840-3739

Email: michaelkantz@crosbylandco.com
www.CrosbyLandCo.com