

Hurricane Creek Sportsman's Paradise  
Rhonda Coleman Road  
Hazlehurst, GA 31539

**\$1,107,915**  
371± Acres  
Jeff Davis County





## Hurricane Creek Sportsman's Paradise Hazlehurst, GA / Jeff Davis County

---

### **SUMMARY**

#### **Address**

Rhonda Coleman Road

#### **City, State Zip**

Hazlehurst, GA 31539

#### **County**

Jeff Davis County

#### **Type**

Hunting Land, Horse Property, Lot

#### **Latitude / Longitude**

31.7713 / -82.6318

#### **Acreage**

371

#### **Price**

\$1,107,915

#### **Property Website**

<https://www.cartergroupland.com/property/hurricane-creek-sportsman-s-paradise-jeff-davis-georgia/90880/>



## Hurricane Creek Sportsman's Paradise Hazlehurst, GA / Jeff Davis County

---

### **PROPERTY DESCRIPTION**

Introducing a premier, all-season hunting and potential home-site property nestled between Hazelhurst and Douglas, Georgia. This 371-acre tract on Hurricane Creek offers a blend of mature natural beauty, productive habitats, and versatile management opportunities that make it truly special.

**Water and Wildlife Amenity:** A picturesque pond loaded with big bucks and abundant wildlife, plus several prime duck-hunting locations along Hurricane Creek and the pond.

**Timber & Habitat:** Pre-marketable longleaf pine stands, with a beautiful bridge overlooking the pond—adding character and easy access to tranquil water views.

**Hunting Lease Potential:** The property provides an excellent opportunity to harvest revenue by offering a hunting lease on the main tract, with a 462-acre adjoining property seamlessly connecting to expand opportunities for deer management and hunt club logistics.

**Deer Management & Duck Hunting:** Ideal for a deer-focused management plan, enhanced by duck hunting spots along the creek and pond, creating a versatile wildlife operation year-round.

**Peaceful Home-Site Potential:** A one-of-a-kind setting for a primary home or weekend retreat, with privacy, water proximity, and attractive surroundings.

**Location & Access:** Located off Rhonda Coleman Road, between Hazelhurst and Douglas, GA. Power is available nearby, facilitating easy development or immediate occupancy. Roughly a 1.5-hour drive from Jacksonville, FL, making it a convenient weekend getaway or turnkey hunting property.

A rare combination of scenic pond, established longleaf pine habitat, and multiple hunting modalities (deer and ducks) in one accessible package.

The potential to create a managed hunting lease on adjacent land adds a revenue stream while maintaining strong wildlife habitat integrity.

Proximity to highways and utilities with a relatively short drive from Florida adds significant appeal for out-of-state buyers seeking a turnkey recreation and potential residence.

### **Ideal Uses**

Hunting property (deer, ducks, turkey, small-game)

Managed wildlife habitat and timber investment

Private residence or weekend retreat

Hunting lease operation with neighboring tract integration



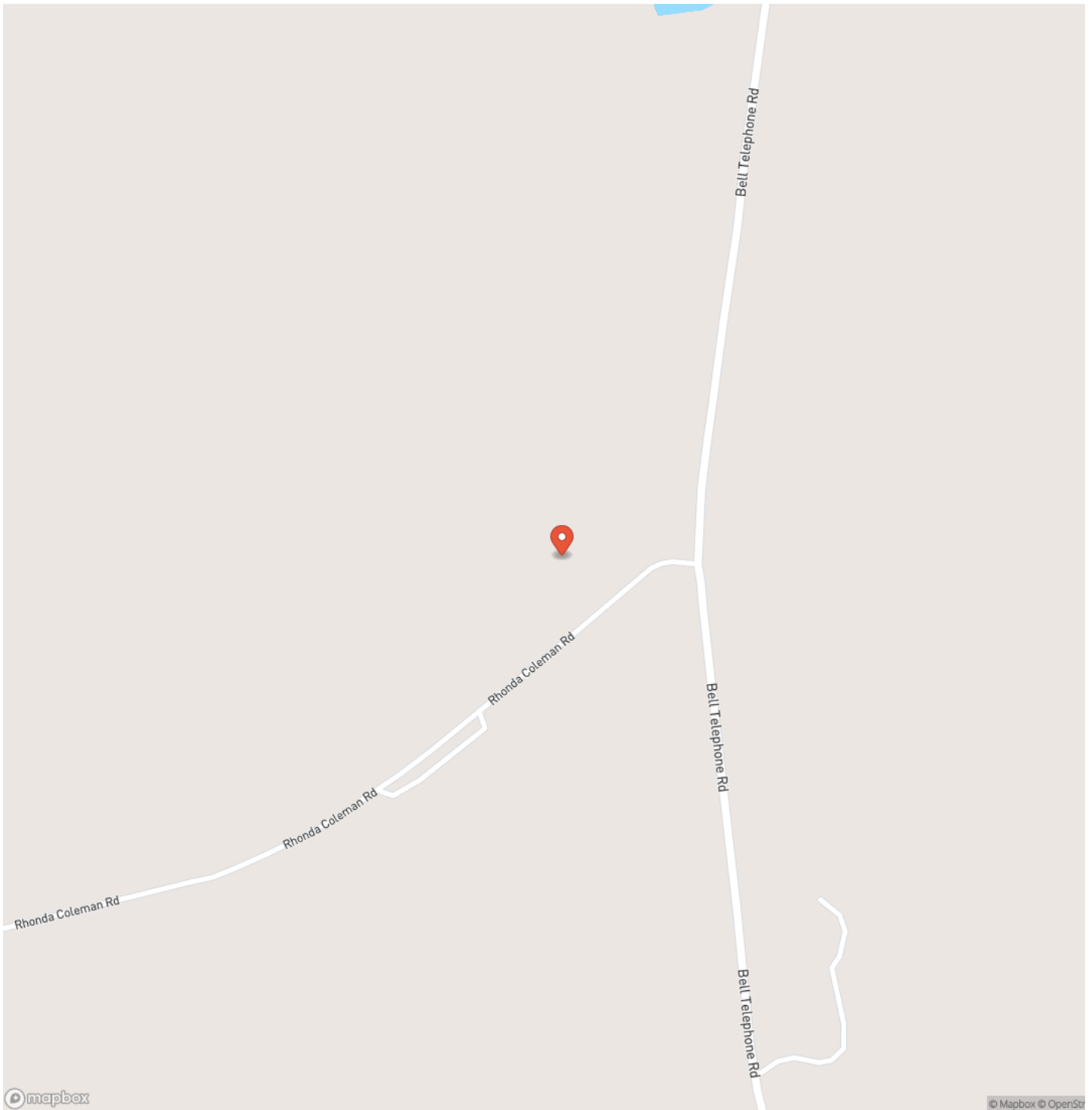


Hurricane Creek Sportsman's Paradise  
Hazlehurst, GA / Jeff Davis County

---

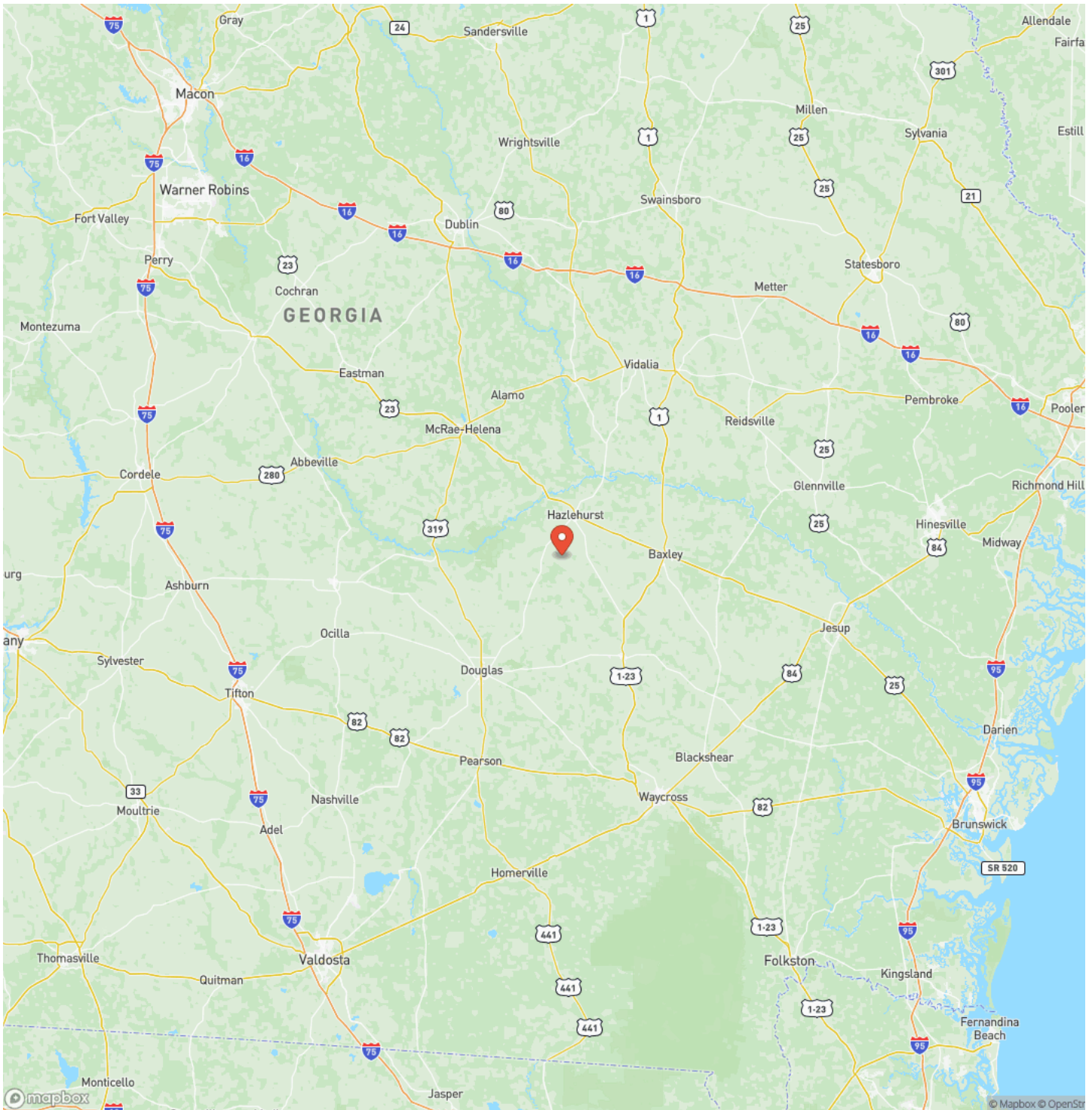


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ryker Carter

## Mobile

(912) 575-7766

## Office

(912) 551-8349

## Email

ryker@cartergroupland.com

**Address**

122 Island Professional Park

## City / State / Zip

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Carter Group**  
122 Island Professional Park  
Saint Simons Island, GA 31522  
(912) 434-6477  
<https://www.cartergroupland.com>

---