

Whitetails at the Windmill
Hwy 19
Ellaville, GA 31806

\$459,000
70.88± Acres
Schley County



Whitetails at the Windmill Ellaville, GA / Schley County

SUMMARY

Address

Hwy 19

City, State Zip

Ellaville, GA 31806

County

Schley County

Type

Hunting Land, Timberland, Recreational Land, Farms

Latitude / Longitude

32.2589 / -84.30622

Acreage

70.88

Price

\$459,000



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PROPERTY DESCRIPTION

Welcome to the beautiful Windmill Plantation in highly sought after Schley County, Georgia! Spinning high above Highway 19, stands a picturesque old fashioned windmill towering over 70.88 acres of plantation pines, mossy oak bottoms, tilled food plots, manicured shooting lanes and rich soil littered with deer and turkey tracks. As you access the property and that hunter green front gate swings open, you can't help but awe in nostalgia as you pass by the enchanting windmill and weathered grain bins leading you to a modern like new 2018 35 ft RV camper covered by a massive 30x50 metal barn equipped with full LED lighting with 12x25 storage area all on millings. Shaded by century old pecan trees, the living space of the property serves as not only an area for friends and family to gather for fun, good food, hunting stories, campfires and fellowship, but also an excellent future home site. With power, water, and RV hook ups already in place, you can spend more of your leisure time relaxing in comfort as you plan your next hunt. Traveling the property is not only easy and comfortable with well manicured roads, but also exciting as you enter food plots and see white tails in the air fleeing at every turn. As you glance across the golden grasses and plantation style longleaf and loblolly pines, you really get the feeling of being on a South Georgia quail plantation, but then quickly recognize the diversity of the property as you enter beautiful bottomlands filled with mossy oaks and scrapes/rubs leading down to a huge neighboring beaver pond. As the sun begins to set over nearly 60 acres of Plantation Pines, it is time to locate 1 of 4 FatBoy Hunting Blinds strategically placed at key corridors of the property overlooking not only a food plot at each location, but also a metal spin feeder at each of the 4 hunting locations as well. If Turkeys are calling your name, the prescribed burn recently performed will be your prescription for success this coming season. Roosting in the breath taking and mature hardwood bottoms, plentiful turkey appear in the pines to feed at the many feeders throughout the year, as well as a few quail.

Aside from gorgeous views, modern amenities, convenient location, timber value, an income producing property through CRP payments and great hunting; The Windmill Plantation truly cultivates value. As many properties advertise "turn-key," this property delivers value after value which allows a Buyer to get onto a great property with minimal additional expense after purchase.

KEY FEATURES:

- 70.88 Surveyed Acres in Schley County, GA
- Convenient Access and Road Frontage on Highway 19
- Water, Electricity, and RV Hook-Ups On Property
- Access to nearby Fiber Optic Internet
- Amazing Home Site
- Significant Timber Value
- 30x50 Metal Barn with enclosed 12x25 Enclosed Storage with LED Lighting on Millings
- 35 ft 2018 Like New Travel Trailer - Grand Design Reflection Model - 1 Slide with 3 Recliners that fold to a Bed - 2 Rear Bunks - Queen Master Bedroom - Sleeps 5 Comfortably - Gooseneck Adapter Installed - Only Used 5 Times and Stored in Warehouse
- CRP Income Producing Property (Yearly Payments Made to Owner)
- Top Notch Road System
- Multiple Food Plots
- Multiple Shooting Lanes
- 4 FatBoy Fully Enclosed Shooting Towers with Steps and Rails
- 4 All Season Style Metal Feeders
- Pecan Trees
- Windmill
- 2 Fully Intact Grain Bins
- 1 Grain Bin Dismantled to the Floor Level which would make a Great Fire Pit/Entertainment Area
- Gorgeous Hardwood Bottoms
- Trophy Deer and Turkey Hunting
- ATV Trails
- Gated at Front of Property
- Property is positioned on high ground
- Hospital 20 Minutes Away
- Convenient Access to Grocery Store and Dollar General
- CRP Payments You Receive Outweigh Taxes You Pay on Property as of 2024

POTENTIAL USES:

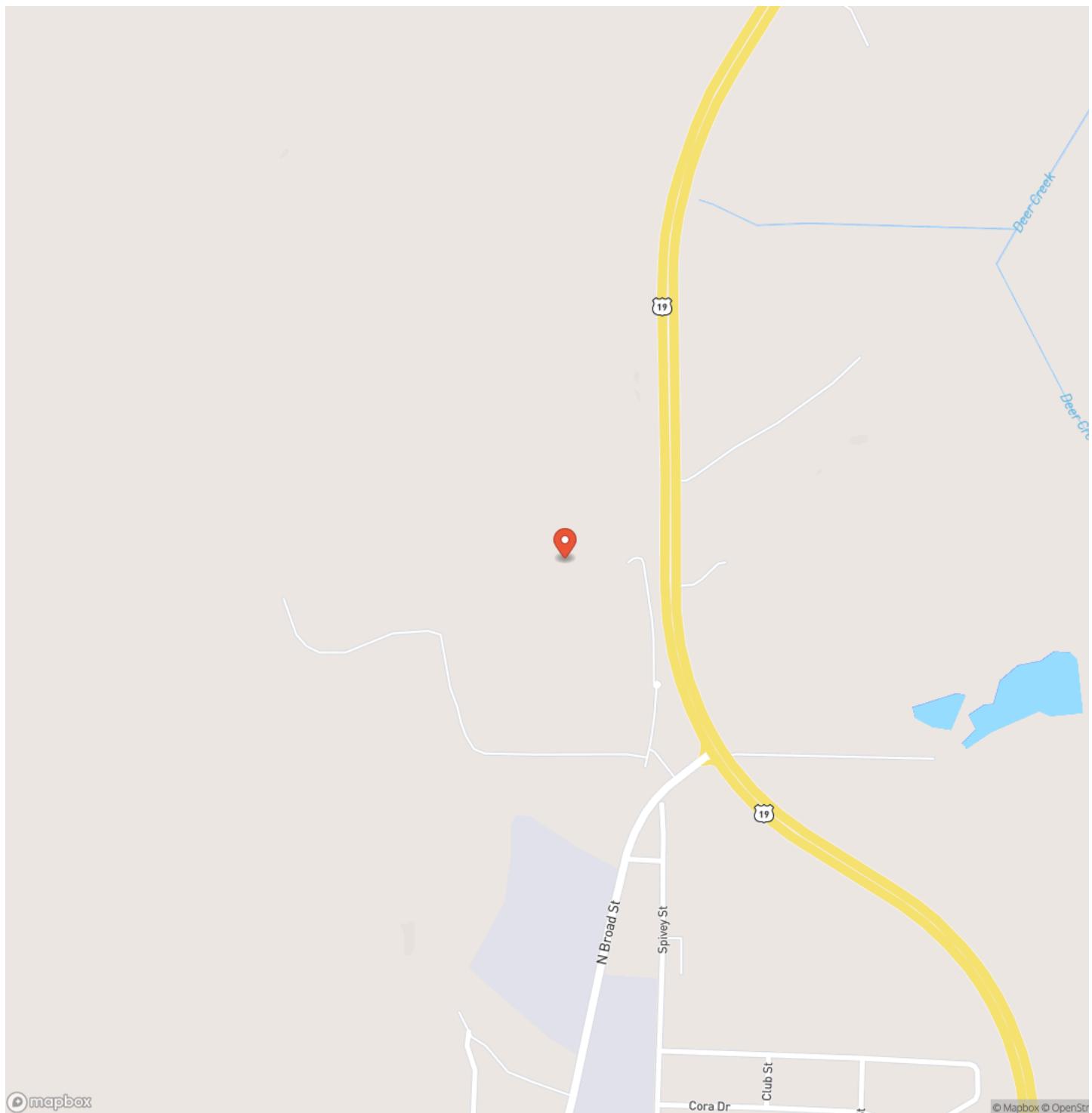
- Hunting Property/Retreat
- Homesite
- Income Property through CRP Program
- Future Residential/Commercial Development Potential
- Timber Income

If you are looking for a great property in a great area to hunt or raise a family, come take a "spin" around The Windmill Plantation and you will see why this property gives you the value, convenience, and future upside that many other properties just can't deliver. The winds of opportunity are whispering through the pines and turning the blades of The Windmill Plantation, so give Steven Layfield a shout at [478-952-8853](tel:478-952-8853) or email at slayfield@mossyoakproperties.com.

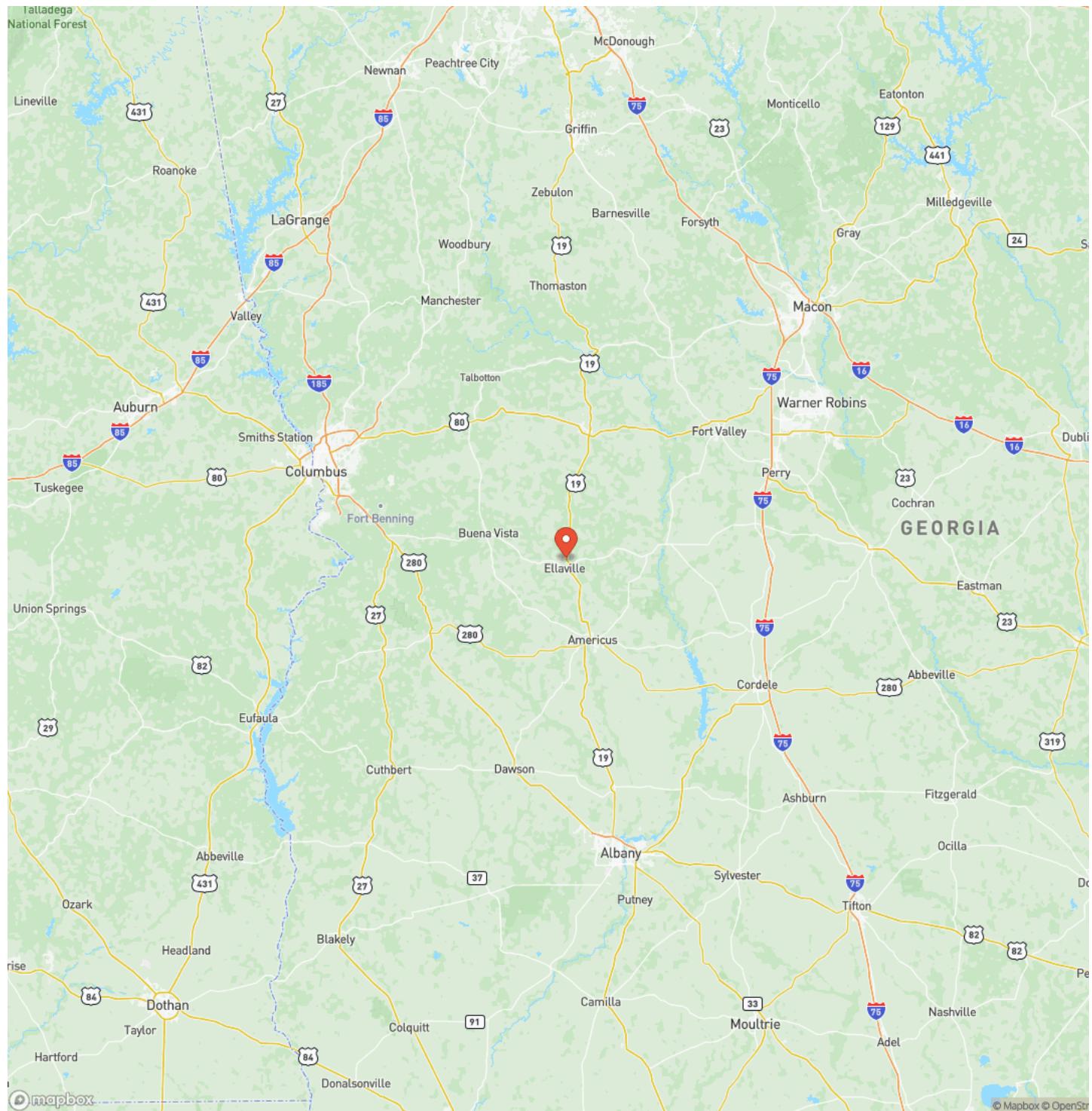
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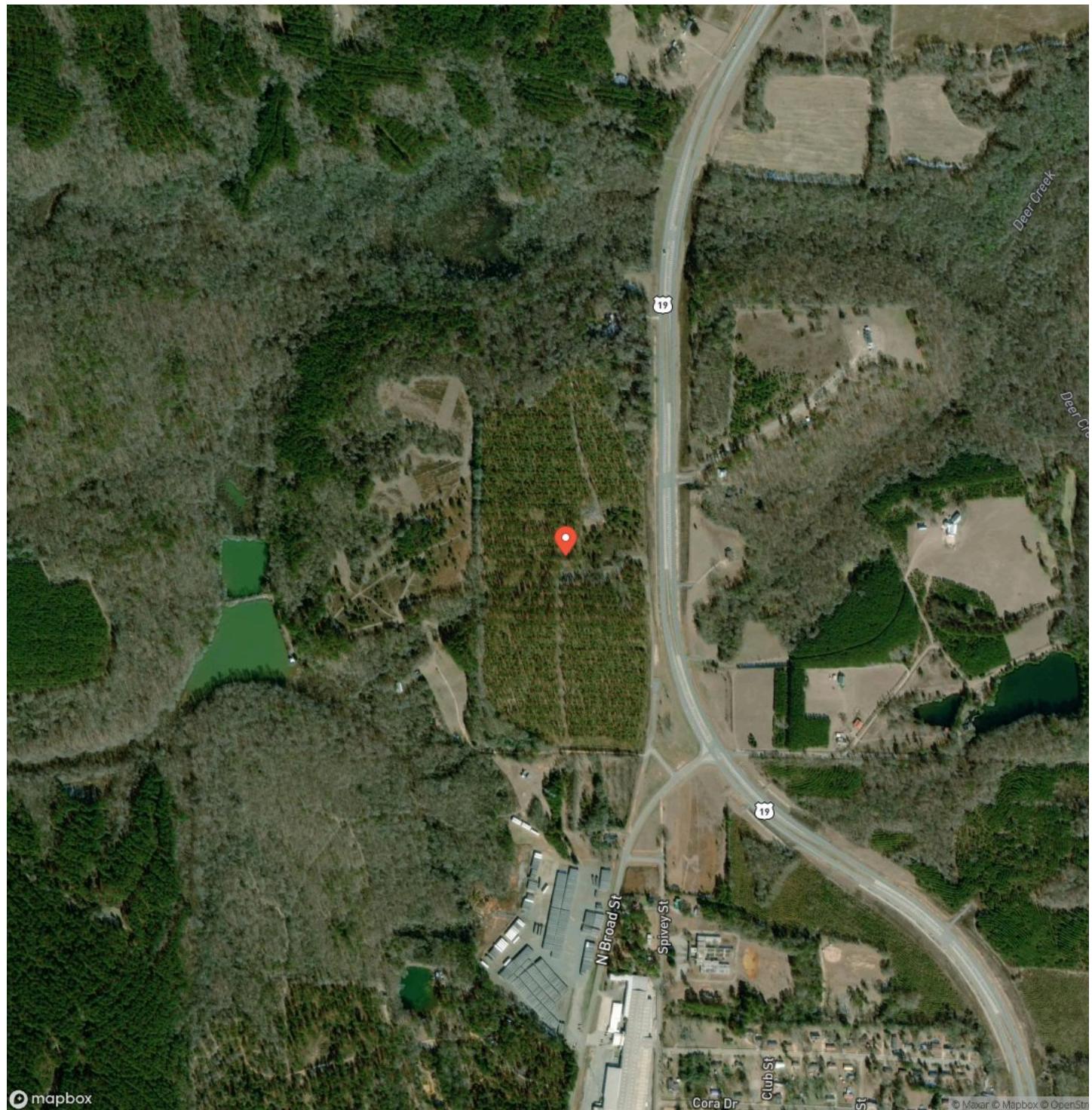
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Mossy Oak Properties Legacy Realty Services

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