

**Whitetails at the Windmill**  
Hwy 19  
Ellaville, GA 31806

**\$459,000**  
70.88± Acres  
Schley County





**Whitetails at the Windmill**  
**Ellaville, GA / Schley County**

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**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



## **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](mailto:slayfield@mossyoakproperties.com).

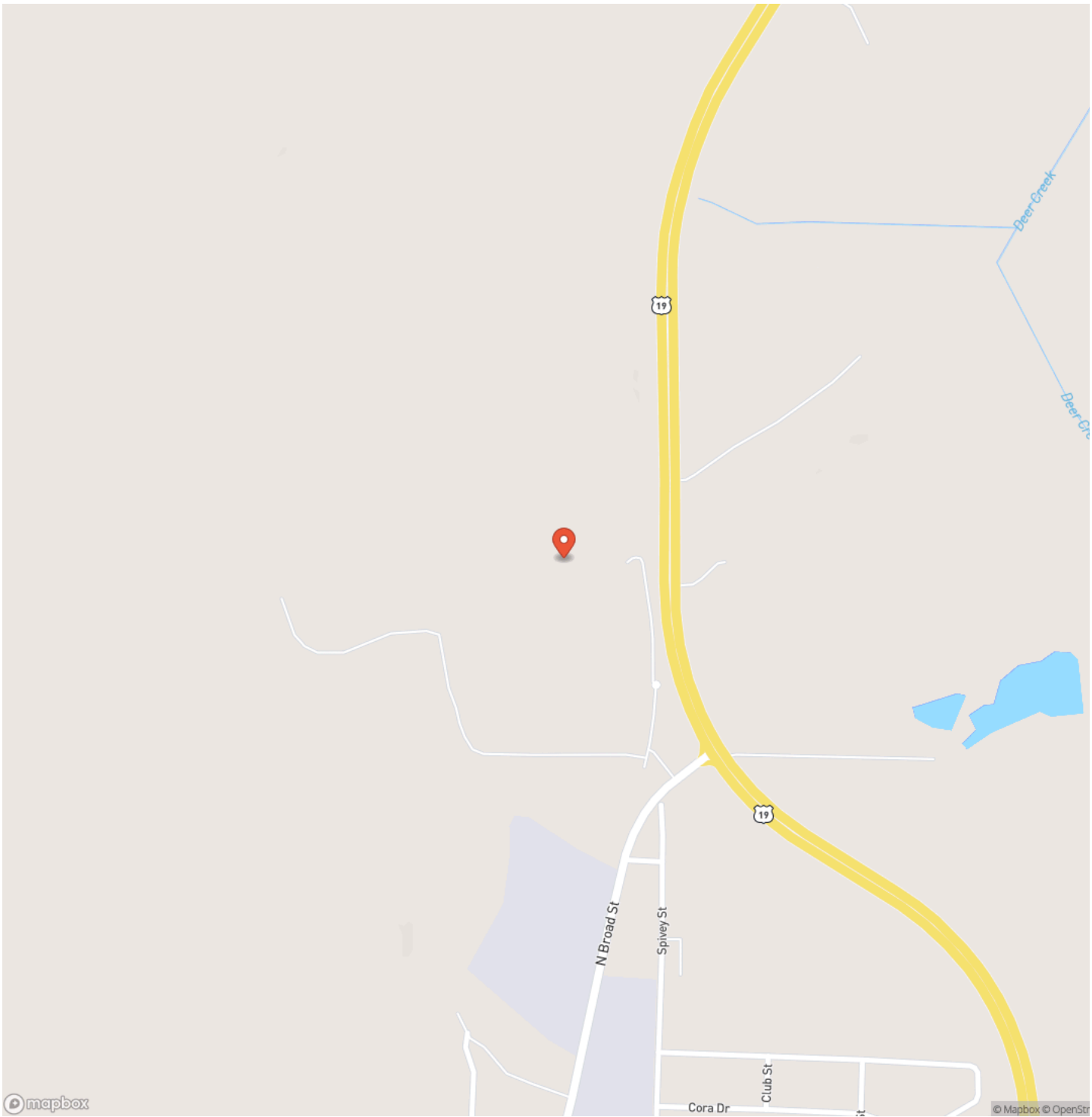


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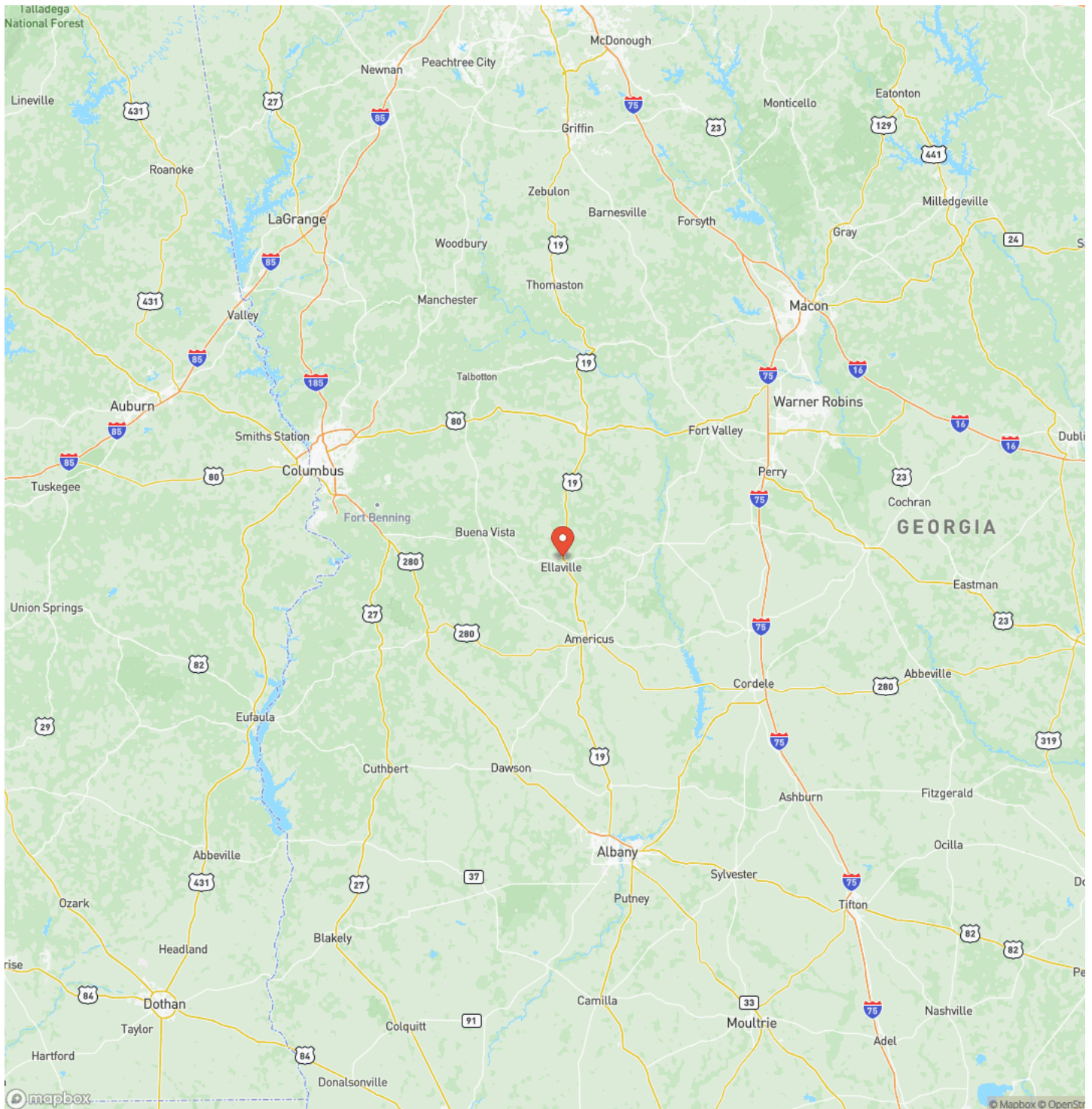


Locator Map



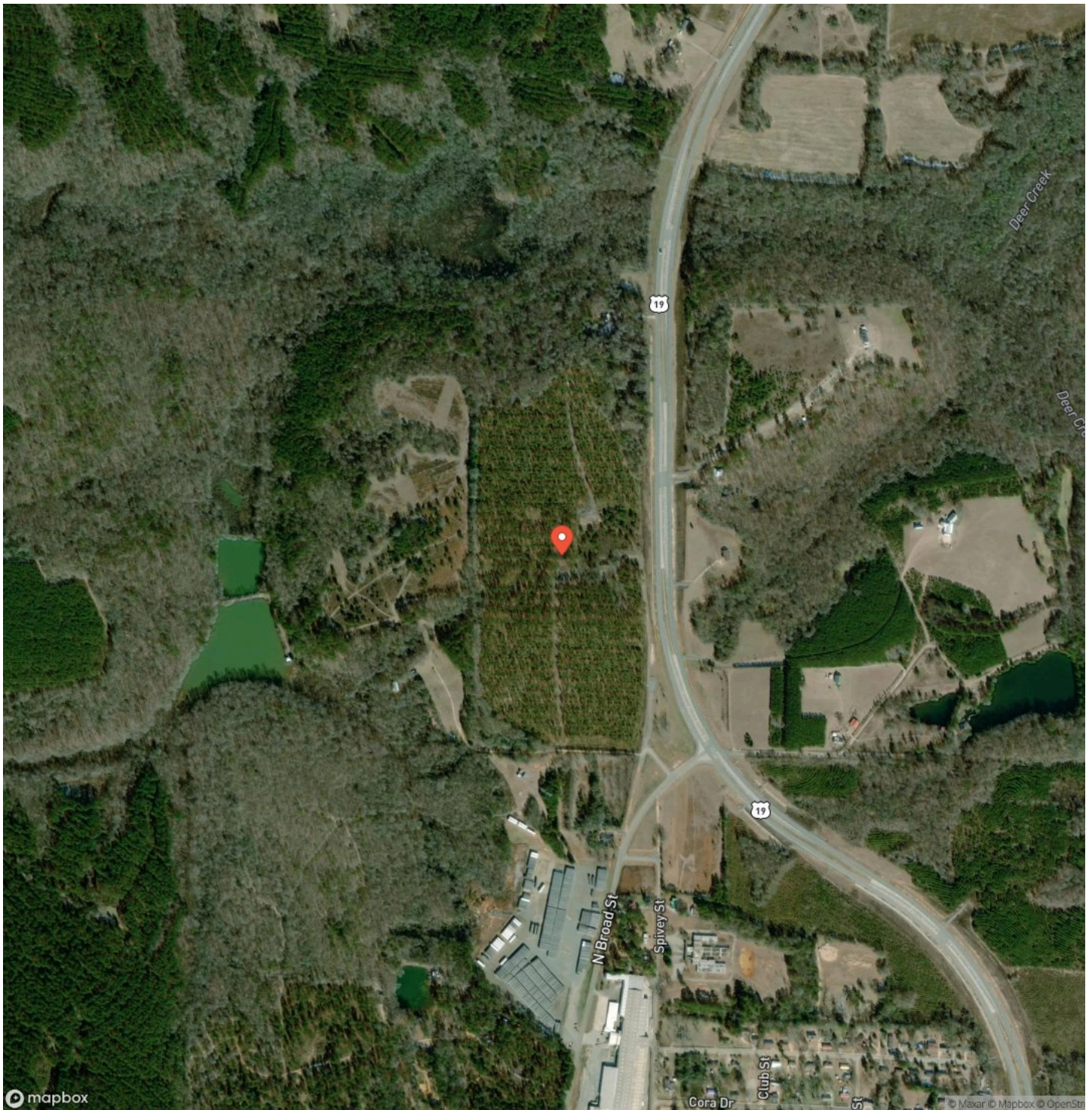


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steven Layfield

## Mobile

(478) 952-8853

## Office

(478) 988-0039

## Email

slayfield@mossyoakproperties.com

**Address**

1026 Ball Street

## City / State / Zip

Perry, GA 31069

## NOTES

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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.

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