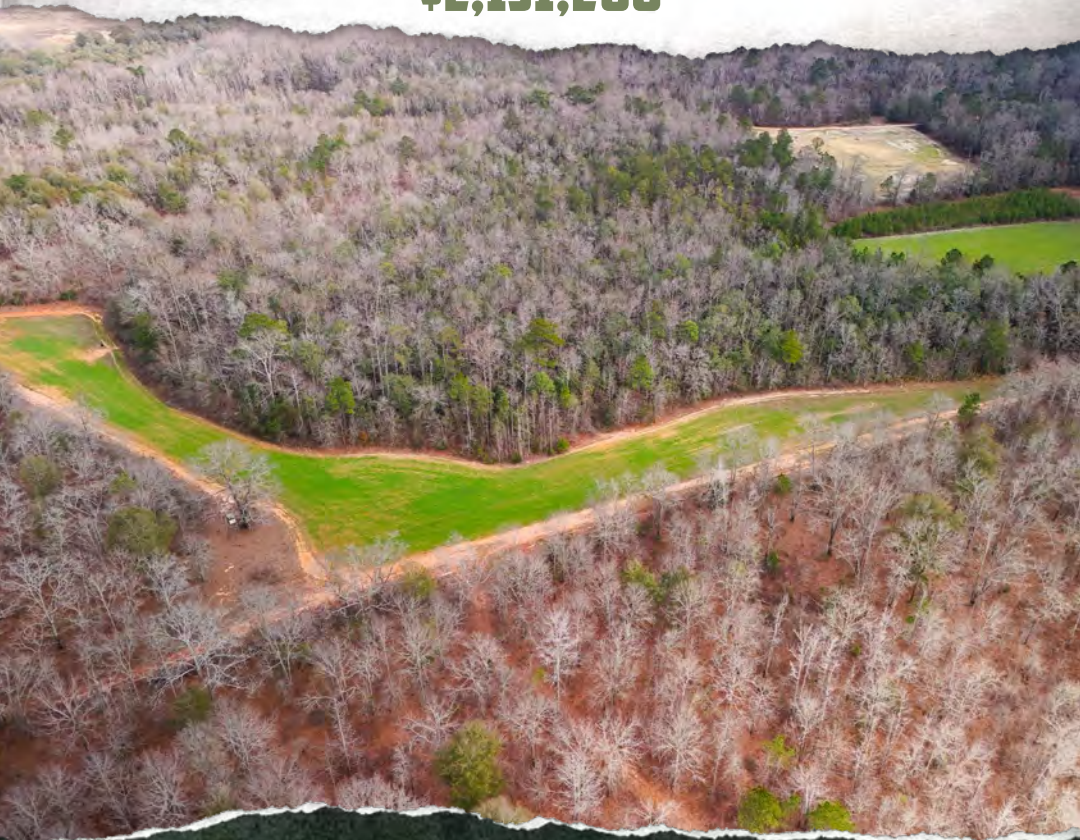




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

444± ACRES
SUMTER COUNTY, GA
\$2,131,200



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE SUMTER 444

PROPERTY PROFILE

LOCATION:

- Bob Dodson Road
Plains, GA 31780
- Sumter County
- 4± Miles NE of
Historic Plains
- 9± Miles W of Americus
- 42± Miles N of Albany

COORDINATES:

- 32.065301, -84.352647

PROPERTY USE:

- Recreation
- Trophy Hunting
- Income Potential
- Investment
- Equipment Storage
- Entertaining
- Weekend Getaway

PROPERTY INFORMATION:

- 444± Total Acres
- 236± Acre Hardwood Mixture
- 56± Acre Woody Wetlands
- 43± Acres Loblolly Elite Pine
- 5± Acre Dove Field
- Planted Pine Stands
- Hardwood Stands
- Pasture Land
- Frontage on Wolf Creek
- Established Food Plots
- Paved Road Frontage
- Two Fishing/Duck Ponds
- 40×60 Pole Barn

TAX INFORMATION:

- 175 Acres Estimated Taxes: \$1,284
- 269 Acres Estimated Taxes: \$2,755



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PHILLIP VOGLER

LAND SPECIALIST

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phillip@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUMTER 444

WELCOME TO A TURNKEY HUNTING PARADISE IN SOUTHWEST GEORGIA—THE SUMTER 444! With unlimited trophy whitetail, longbeards, hogs, and ducks, you won't have to look any further for your hunting desires. This 444± acre Sumter County property is home to some of the best wildlife in the state!

Not only will trophy wildlife hunting captivate you, but the income potential is also endless. From mature pine stands to hardwoods to Loblolly Elite, planted in January of 2022, the current and future timber investment is immediately obvious.

Two ponds offer fishing as well as some of the best duck hunting this area can offer. Wolf Creek runs through the middle of the property, providing a year-round water source for those trophy whitetails to travel. Multiple established food plots are in place to keep those whitetail and turkey happy; they will have no reason to leave your property. An established road system meanders throughout with a multitude of sub-trails for quick access to all the hardwood hunting areas.



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THE WILDLIFE



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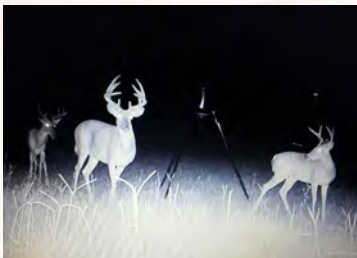
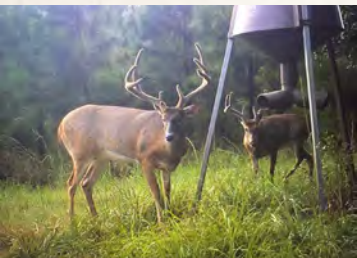
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MORE ABOUT THE SUMTER 603

The Sumter 444 also expresses amazing versatility with its captivating landscape: rolling terrain, hardwood bottoms, mature pine, and pastureland. Established food plots are in place with tower stands and feeders.

With hunting season right around the corner, now is the time to take advantage of this treasure! The Sumter 444 is conveniently located less than ten miles west of Americus.

Contact Phillip Vogler today to schedule a personal tour of this turnkey hunting and income-potential paradise!



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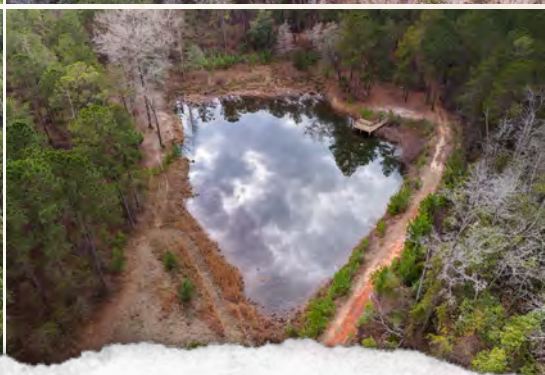
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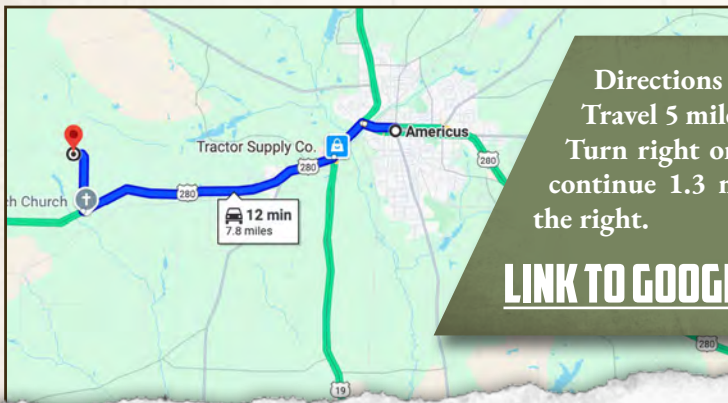
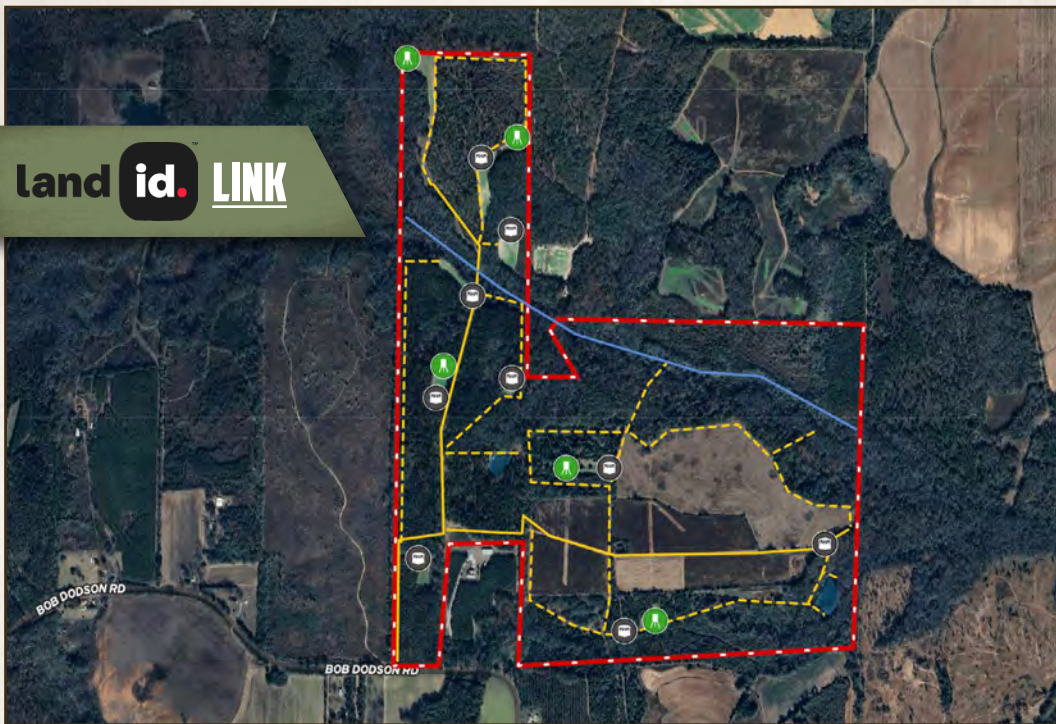
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444 ± ACRES

SUMTER COUNTY, GEORGIA

land **id.** LINK



Directions from Americus, GA:
Travel 5 miles west on GA HWY 280.
Turn right on Bob Dodson Road and
continue 1.3 miles to the property on
the right.

LINK TO GOOGLE MAP DIRECTIONS



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