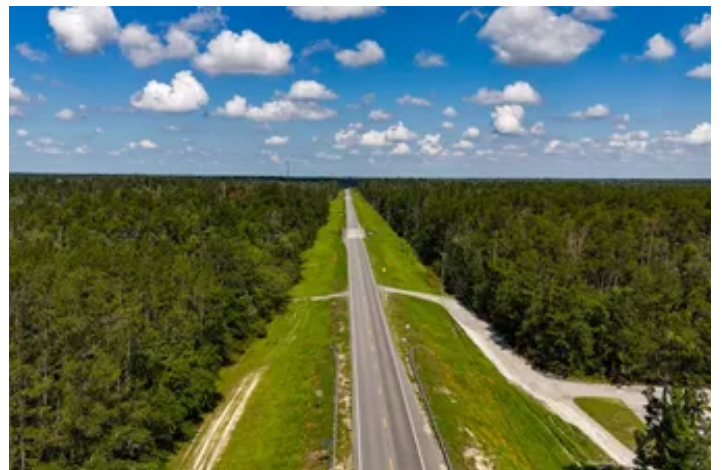
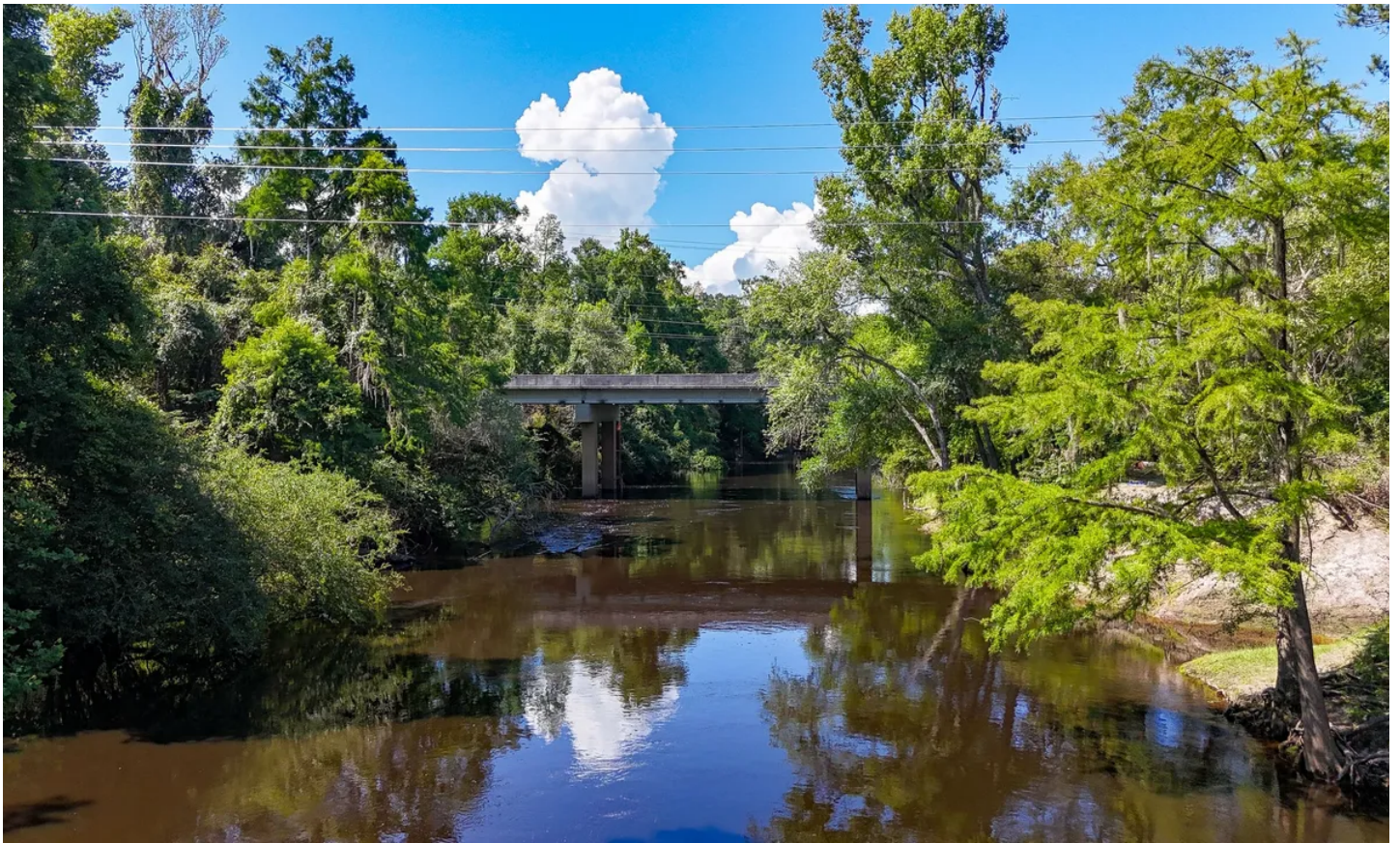


ALAPAHA RIVER TRACT
0 Highway 94
Lake Park, GA 31636

\$3,431,705
859± Acres
Echols County



ALAPAHA RIVER TRACT
Lake Park, GA / Echols County

SUMMARY

Address

0 Highway 94

City, State Zip

Lake Park, GA 31636

County

Echols County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

30.69565 / -83.05025

Acreage

859

Price

\$3,431,705

Property Website

<https://compasslandpartners.com/property/alapaha-river-tract-echols-georgia/110442/>



ALAPAHA RIVER TRACT

Lake Park, GA / Echols County

PROPERTY DESCRIPTION

The Alapaha River Tract is an 859-acre property located in South Georgia, near Lake Park, GA. Currently used for agricultural purposes, this tract offers a compelling combination of timber, hunting, and recreational opportunities.

Location

Situated just outside of Statenville, GA, the Alapaha River Tract is approximately 20 minutes from Valdosta, GA, providing convenient access to a full range of shopping, dining, and services. The property's central location in this region makes it an attractive option for buyers from the greater Valdosta area and beyond. Power and high-speed internet are available at the road, adding practical value for those considering a future homesite. The combination of rural seclusion and nearby urban convenience is a distinct advantage for buyers seeking the best of both worlds.

Access

The property is accessed via Highway 94, with additional access from Chitty Road and Highway 135. Internal dirt roads provide navigation throughout the property.

Topography

The Alapaha River Tract features varied terrain, with wooded uplands and hardwood-lined drains running throughout the property. This natural variation creates distinct habitat types and contributes to the overall diversity and appeal of the tract.

Improvements

This property is currently unimproved, presenting buyers with a clean slate to develop the land according to their specific vision, whether that includes a hunting camp, a permanent residence, or income-producing infrastructure.

Timber

The Alapaha River Tract supports varying ages of both merchantable and pre-merchantable pine plantation, offering near-term and long-term timber income potential. Hardwood stands complement the pine stands, adding diversity to the property's vegetative composition. Together, these timber resources provide a solid foundation for buyers interested in a working tree farm or a long-term timber investment strategy.

Wildlife and Recreation

The property supports healthy populations of whitetail deer, turkey, quail, and ducks, making it a well-rounded hunting destination. In addition to hunting, the tract offers extensive ATV trail riding, fishing, and boating opportunities, along with established food plot locations that enhance the recreational appeal for outdoor enthusiasts of all kinds.

Water Features

The Alapaha River Tract boasts over two miles of frontage along the Alapaha River, providing outstanding opportunities for fishing, boating, and wildlife observation. A public boat landing is conveniently located on the parcel north of Highway 94, offering easy water access for a variety of recreational activities.

Current and Potential Use

Currently used as agricultural land, the Alapaha River Tract offers a wide range of potential uses, including hunting, timber production, tree farming, residential development, mixed use, and investment.

Summary

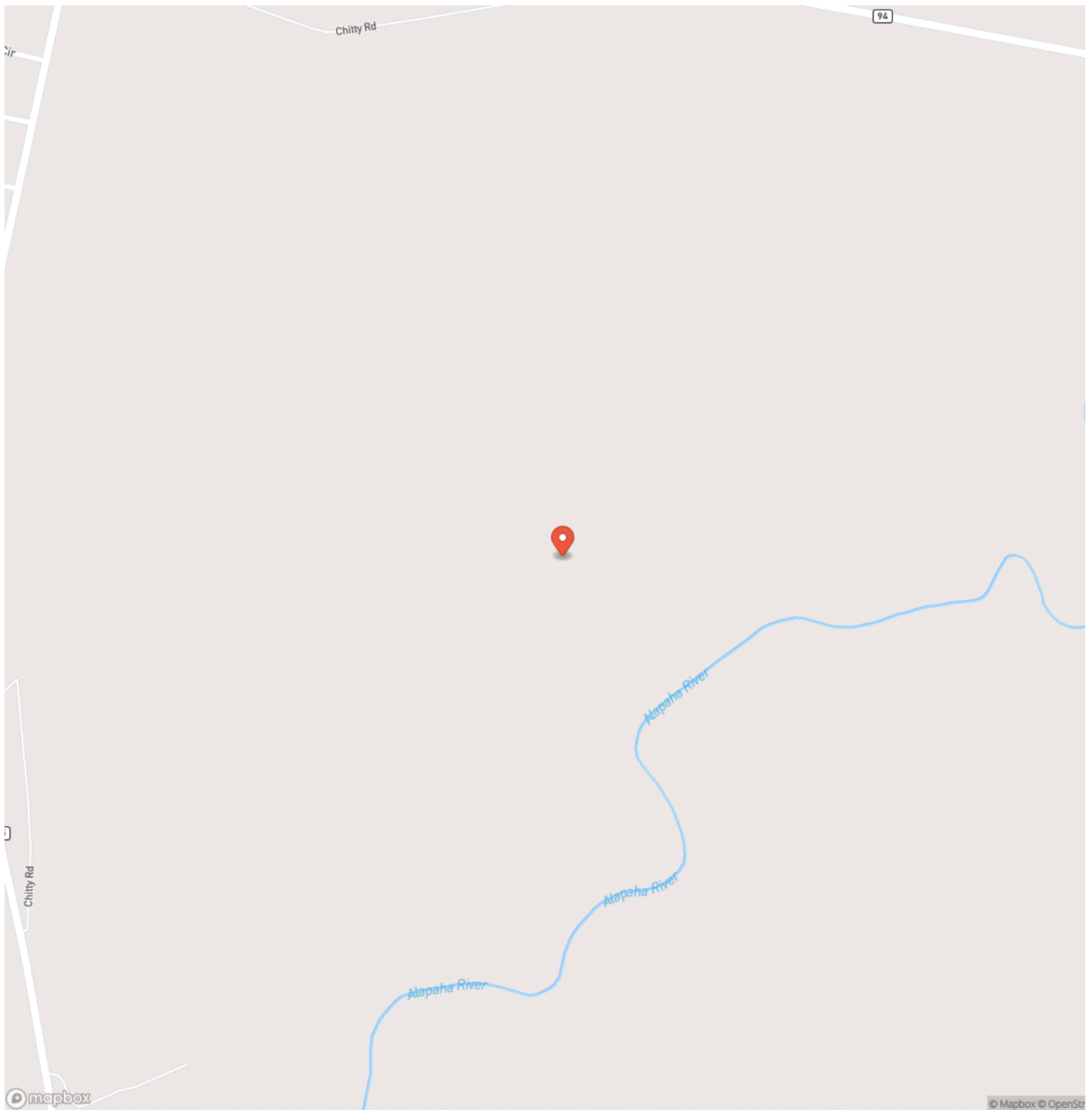
The Alapaha River Tract is an 859-acre South Georgia landholding that presents an exceptional combination of timber investment, world-class recreation, extensive river frontage, and convenient accessibility near Valdosta, GA. With multiple access points, diverse timber resources, abundant wildlife, and over two miles of frontage on the Alapaha River, this property stands out as a prime opportunity for hunters, investors, and land buyers alike. Contact us today to learn more or to schedule a showing.



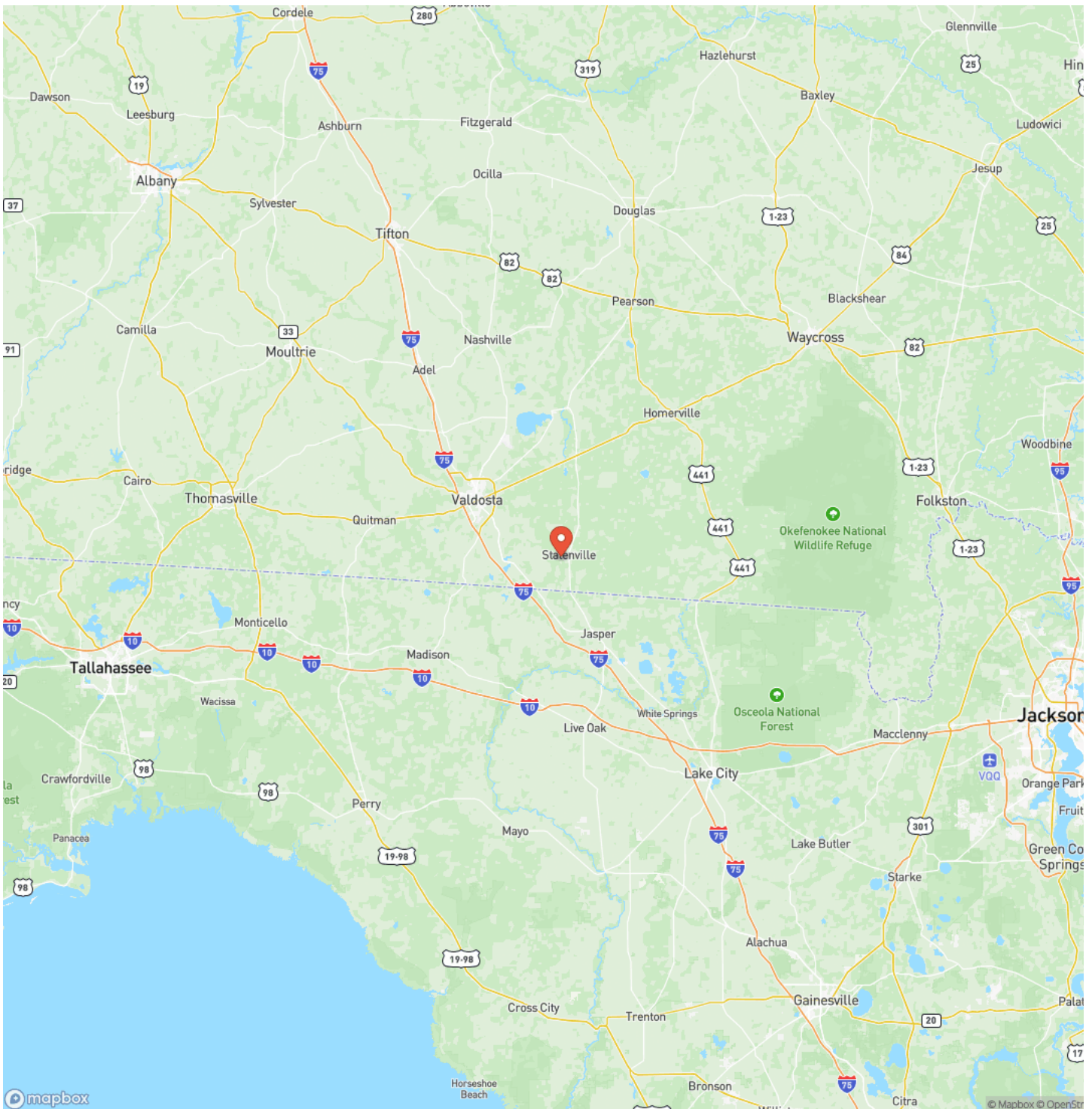
ALAPAHA RIVER TRACT
Lake Park, GA / Echols County



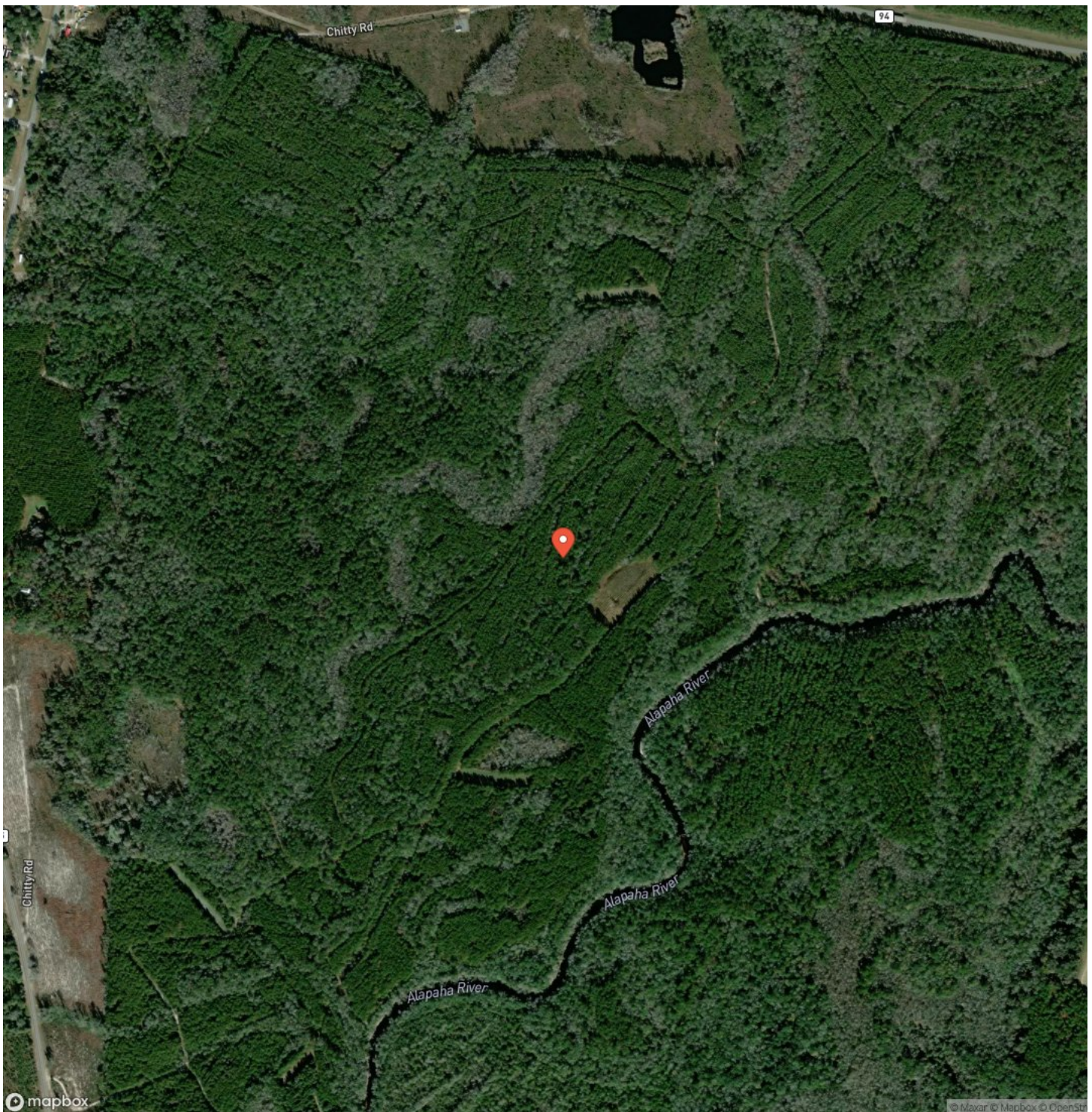
Locator Map



Locator Map



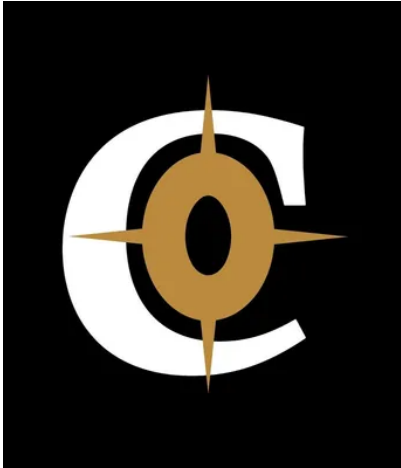
Satellite Map



ALAPAHA RIVER TRACT
Lake Park, GA / Echols County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

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452 Upchurch Ln

City / State / Zip

NOTES



This image shows a blank 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.



<https://compasslandpartners.com/>

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.



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