

BELLS FERRY ROAD TRACT
0 Tillman Cemetery Rd
Lumber City, GA 31549

\$850,000
293± Acres
Telfair County



BELLS FERRY ROAD TRACT
Lumber City, GA / Telfair County

SUMMARY

Address

0 Tillman Cemetery Rd

City, State Zip

Lumber City, GA 31549

County

Telfair County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

31.94441 / -82.62875

Acreage

293

Price

\$850,000

Property Website

<https://compasslandpartners.com/property/bells-ferry-road-tract-telfair-georgia/94876/>



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Lumber City, GA / Telfair County

PROPERTY DESCRIPTION

Embrace the allure of nearly 300 acres where nature's bounty meets boundless potential. The Bells Ferry Road Tract, a sprawling 293-acre canvas in Lumber City, Georgia, offers a rare opportunity to own a significant piece of Wheeler County. Imagine a property where majestic timberland provides both a serene retreat and a robust investment, perfectly blending the thrill of outdoor recreation with the promise of future development. This is more than just land; it's a legacy waiting to be shaped.

Location

Nestled in the heart of Wheeler County, this expansive property boasts a prime location in Lumber City, Georgia. Its strategic position offers convenient access while maintaining a sense of secluded tranquility. The surrounding area is known for its natural beauty and agricultural heritage, providing a quintessential southern landscape for all endeavors.

Land and Terrain

The 293-acres present a diverse and captivating landscape, predominantly characterized by heavily wooded areas that promise both privacy and natural splendor. The terrain is ready to accommodate a variety of visions, from establishing private trails to cultivating new agricultural pursuits. Its natural contours and features are poised to enhance any planned development or recreational use.

Improvements and Infrastructure

This property offers a pristine foundation, allowing for complete customization to suit your specific needs and desires. The absence of pre-existing structures provides an open invitation to design and build the improvements that perfectly align with your vision, whether for a private estate, recreational lodge, or agricultural facilities. The possibilities are truly limitless, awaiting your personal touch.

Water and Utilities

A natural stream gracefully traverses the property, providing a serene water feature and potential water access. The availability of utilities is designed to be seamlessly integrated with your development plans, ensuring modern conveniences can be brought to your desired location on the tract.

Wildlife and Vegetation

The Bells Ferry Road Tract is a sanctuary for abundant wildlife, with a thriving population of whitetail deer and turkey, making it an ideal haven for nature enthusiasts and hunters alike. The heavily wooded vegetation contributes to a rich ecosystem, offering both aesthetic beauty and natural resources.

Current and Potential Use

Currently utilized for agricultural purposes, this tract holds immense potential for a variety of future endeavors. Its designation as recreational land, hunting land, and timberland underscores its versatility. Envision it as a mixed-use development, a private hunting preserve, or a sustainable timber operation. The property is also perfect for creating extensive ATV trails, inviting endless outdoor adventure.

Access and Easements

The property benefits from excellent access, featuring frontage on both county and state roads, including asphalt and dirt road types. This ensures ease of entry and exit, facilitating any current operations or future development plans. The property rights are clear, allowing for straightforward ownership and utilization.

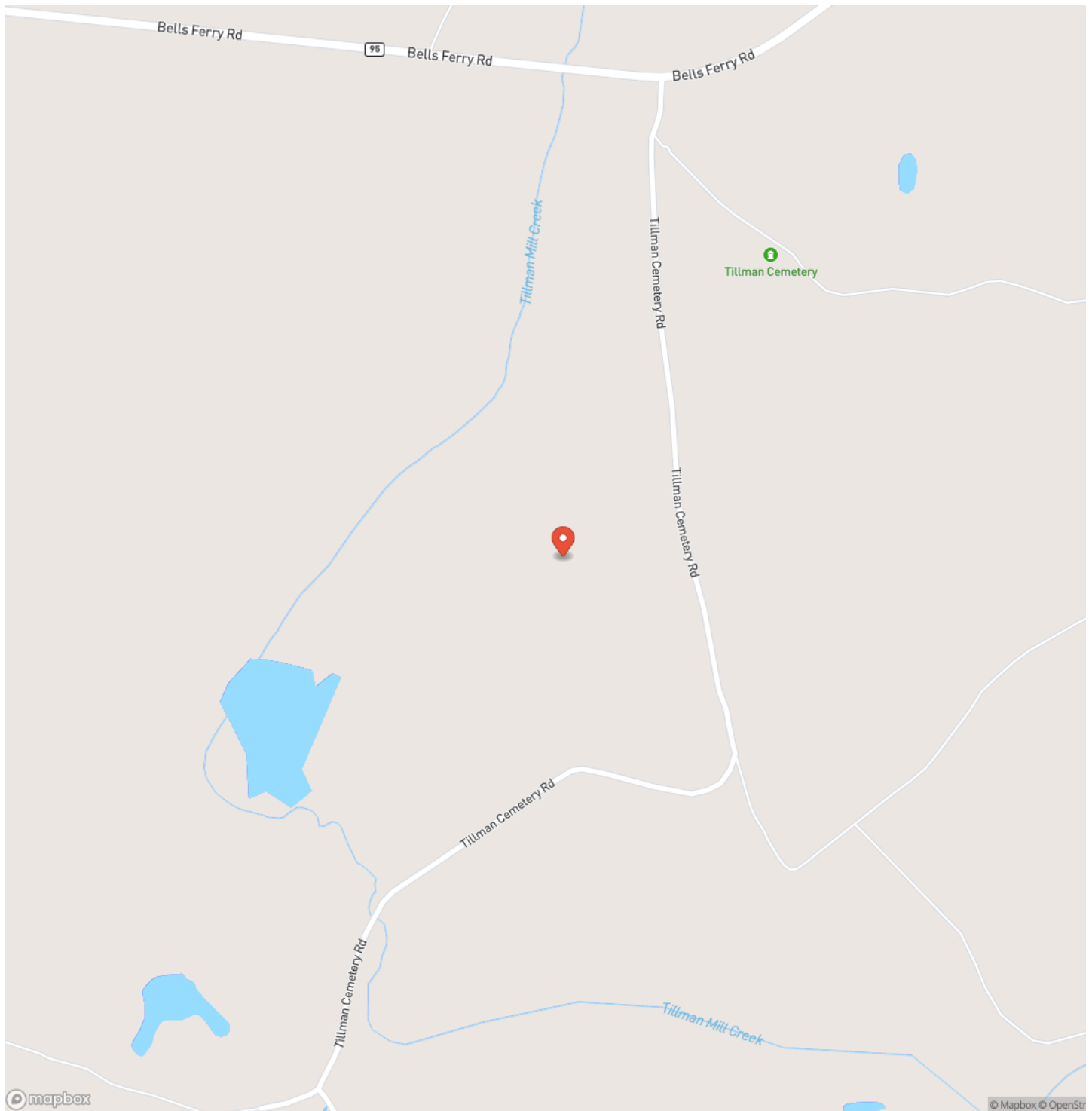
Contact us today to learn more or to schedule a visit and explore the vast potential of the Bells Ferry Road Tract.



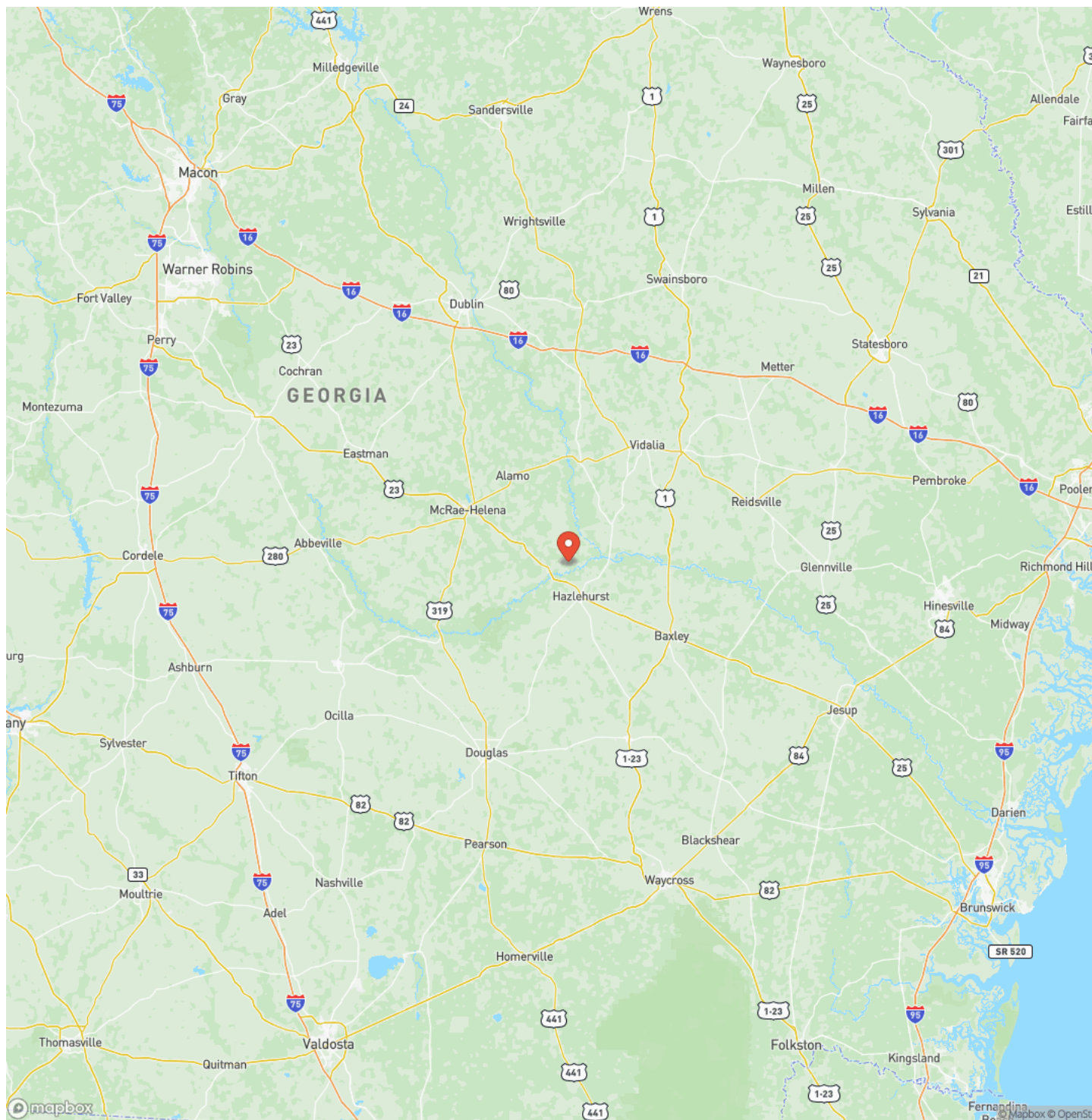
BELLS FERRY ROAD TRACT
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Locator Map



Locator Map



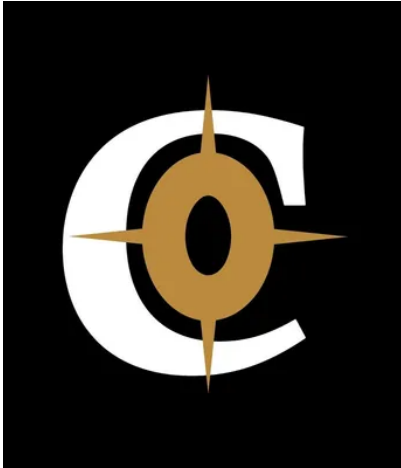
Satellite Map



BELLS FERRY ROAD TRACT
Lumber City, GA / Telfair County

LISTING REPRESENTATIVE

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NOTES



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