

Recreational timberland with pond
0 Ed Lanier
Collins, GA 30417

\$755,000
151± Acres
Tattall County



Recreational timberland with pond
Collins, GA / Tattnall County

SUMMARY

Address

0 Ed Lanier

City, State Zip

Collins, GA 30417

County

Tattnall County

Type

Farms, Timberland, Recreational Land, Hunting Land

Latitude / Longitude

32.17759 / -82.051764

Acreage

151

Price

\$755,000



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PROPERTY DESCRIPTION

Imagine owning a sprawling 151-acre retreat in the heart of Tattall County, Georgia, where the whispers of the wind through mature timber meet the tranquility of a private pond. This exceptional property, a true gem near Collins, offers an unparalleled blend of recreational opportunities and investment potential, inviting you to create your own legacy amidst nature's grandeur.

Location

Nestled just outside the charming city of Collins, Georgia, this expansive property benefits from its prime location within Tattall County. Enjoy the serene beauty of rural Georgia while remaining connected to local amenities and the peaceful rhythm of country living.

Land and terrain

Spanning 151 acres, the land is heavily wooded, providing a rich, natural environment. The diverse terrain offers an ideal setting for various outdoor pursuits, from peaceful strolls through the trees to more adventurous explorations. The presence of a private pond further enhances the landscape, offering scenic beauty and recreational possibilities.

Improvements and infrastructure

This property boasts practical improvements designed to enhance its utility and enjoyment. A well is on-site, providing a reliable water source. Additionally, a grain bin offers valuable storage, while a private pond creates a picturesque focal point and a hub for water-based activities.

Water and utilities

With a private well already in place, the property ensures a self-sufficient water supply. The pond provides additional water access, perfect for recreation and supporting local wildlife. Future owners will find ample opportunities to establish preferred utility services to suit their specific needs and vision for the property.

Wildlife and vegetation

The heavily wooded landscape creates an ideal habitat for an abundance of wildlife. Expect to encounter big game, including whitetail deer, along with turkey, dove, ducks, and various small game species. This rich biodiversity makes the property a haven for nature enthusiasts and hunters alike.

Current and potential use

Currently utilized for agricultural purposes, hunting, recreation, and timber production, this versatile acreage offers a multitude of possibilities. Its potential extends to becoming a thriving farm, a private hunting preserve, a recreational paradise, or a peaceful residential estate. The timber resources also present a valuable long-term investment opportunity.

Access and easements

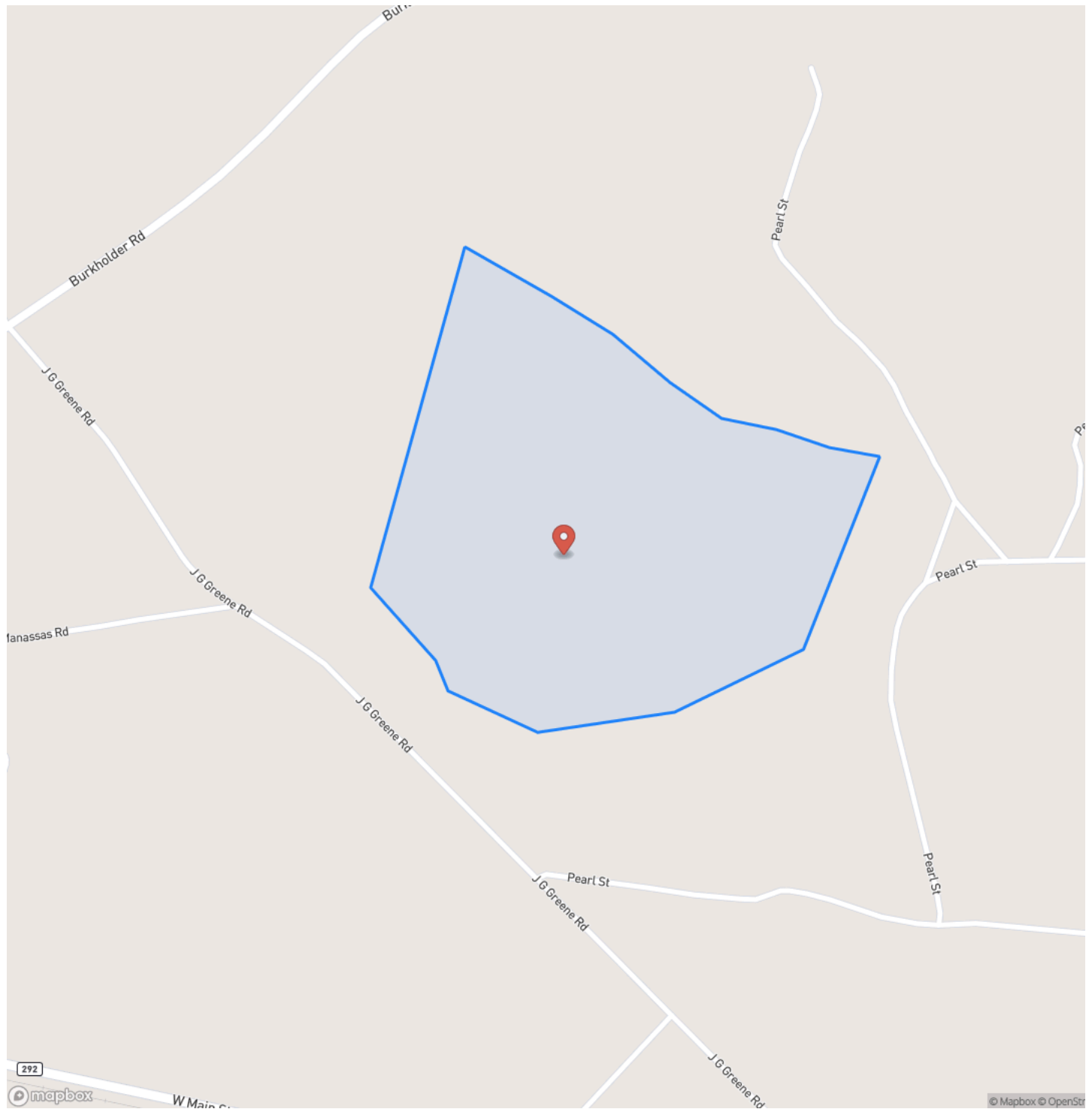
Access to the property is facilitated by a dirt road, ensuring a secluded yet manageable approach. The land also includes water rights, providing clear enjoyment and control over the on-site water features. Future owners will appreciate the straightforward access and the peace of mind that comes with established property rights. Contact us today to learn more or to schedule a visit.

As you enter the property from Ed Ianier Rd there is an old homesite with a well and power as well as a grain storage bin that has numerous uses for storage or even a lodge. The property is only 10 minutes from Interstate 16 and 60 miles from Savannah and 2.5 hours from Jacksonville FL. Contact Al Randall with Mossy Oak Properties at [912-237-6356](tel:912-237-6356) to schedule a showing on this great property.

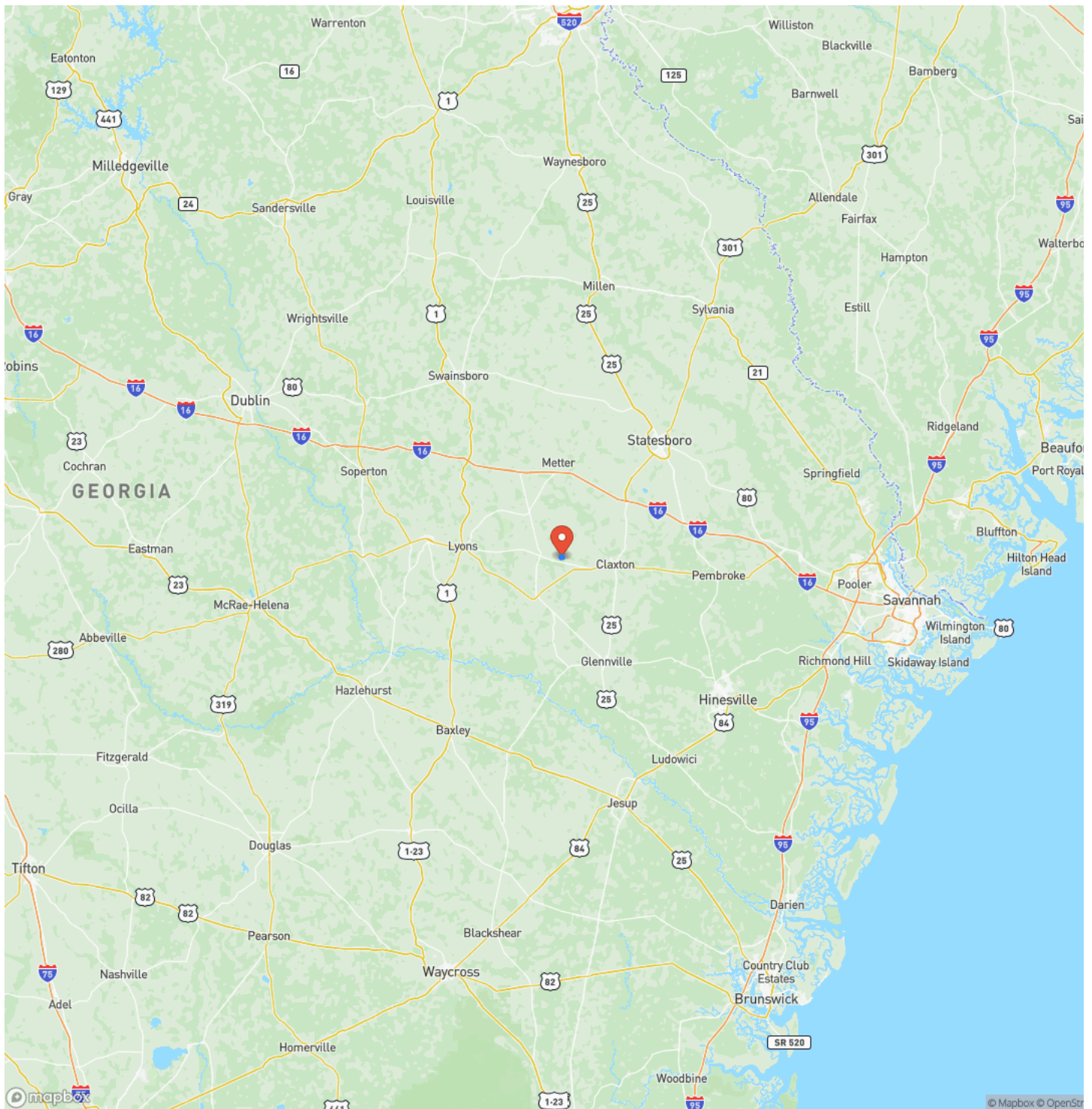
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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