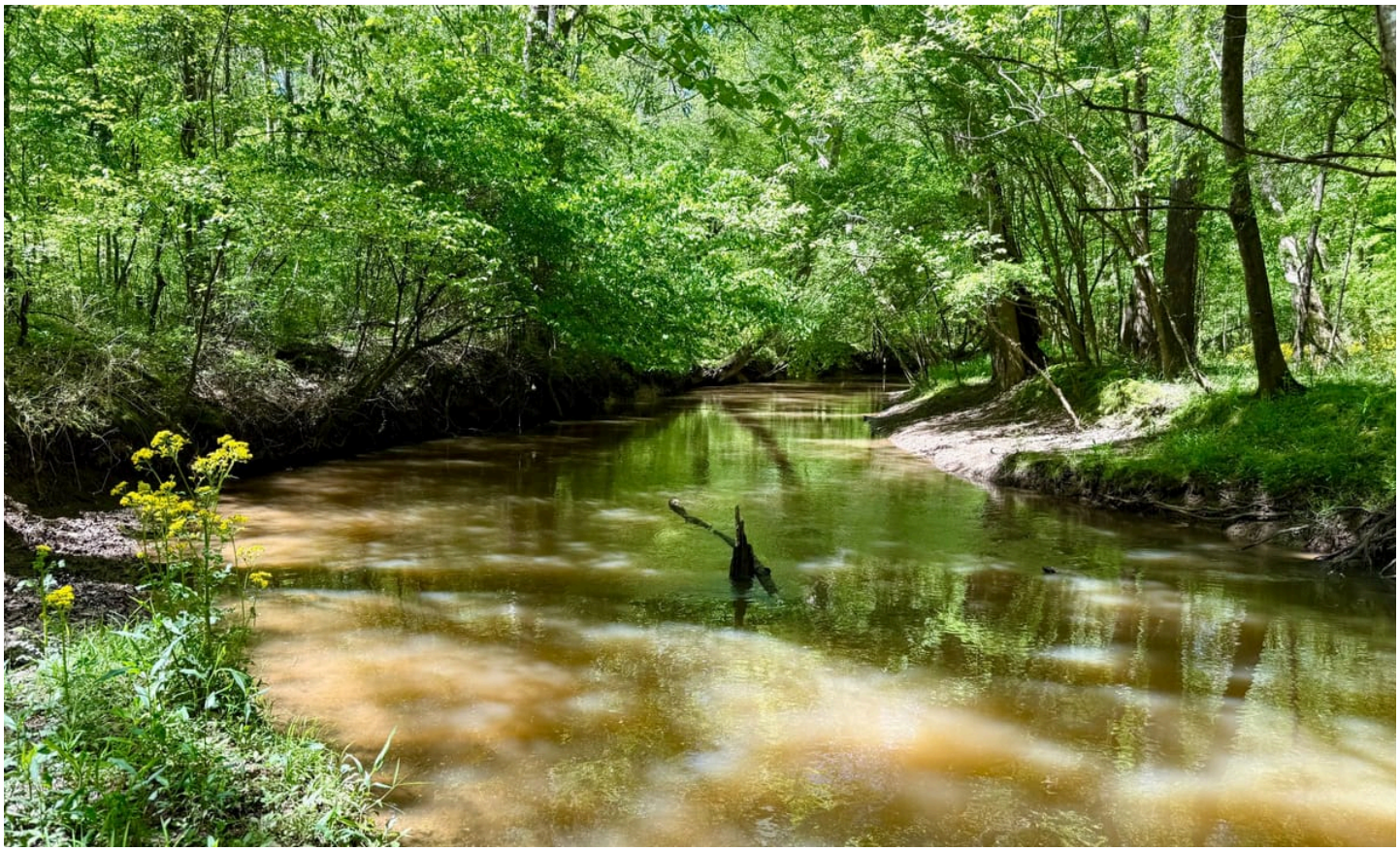
**Twin Creeks Bottomland Retreat**
**Potato Creek Rd**
**The Rock, GA 30285**

**$295,000**
**59± Acres**
**Upson County**







## SUMMARY

**Address**
Potato Creek Rd

**City, State Zip**
The Rock, GA 30285

**County**
Upson County

**Type**
Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**
32.983375 / -84.28262

**Acreage**
59

**Price**
$295,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

Twin Creeks Bottomland Retreat offers plenty of recreational opportunites with plenty of diverse nature and wildlife habitat. This property is located approximately 15 min NE of Thomaston and only 5 min to Upson County Airport.

Features Include:

- 59+/- acres Potato Creek Rd, The Rock, Upson County GA
- 300' of paved road frontage
- Property is all wooded with diverse natural timberland to include pines and hardwoods
- Frontage on Three Mile Creek and Potato Creek. These creeks form most of the north and northwest boundary with over 4k' of creek frontage. These creeks flow year-round with plenty of areas to fish, swim, or relax.
- Great deer and turkey hunting
- Less than 1.5 hrs south of Atlanta
- Thomaston offers everything you need including great restaurants, grocery stores, covenient healthcare, and close to Sprewell Bluff Park.

Please contact listing agent with any questions or to schedule a showing.

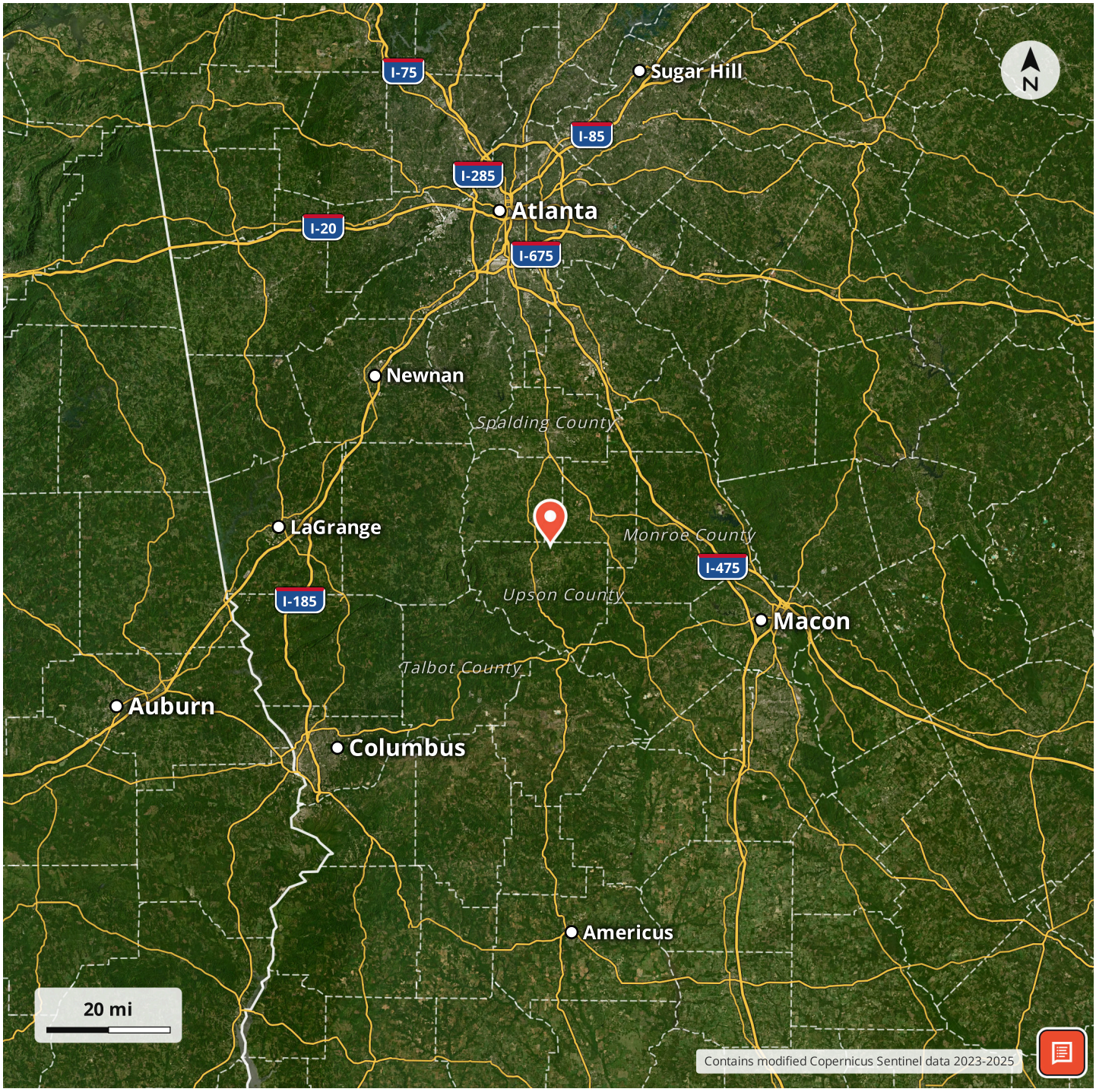




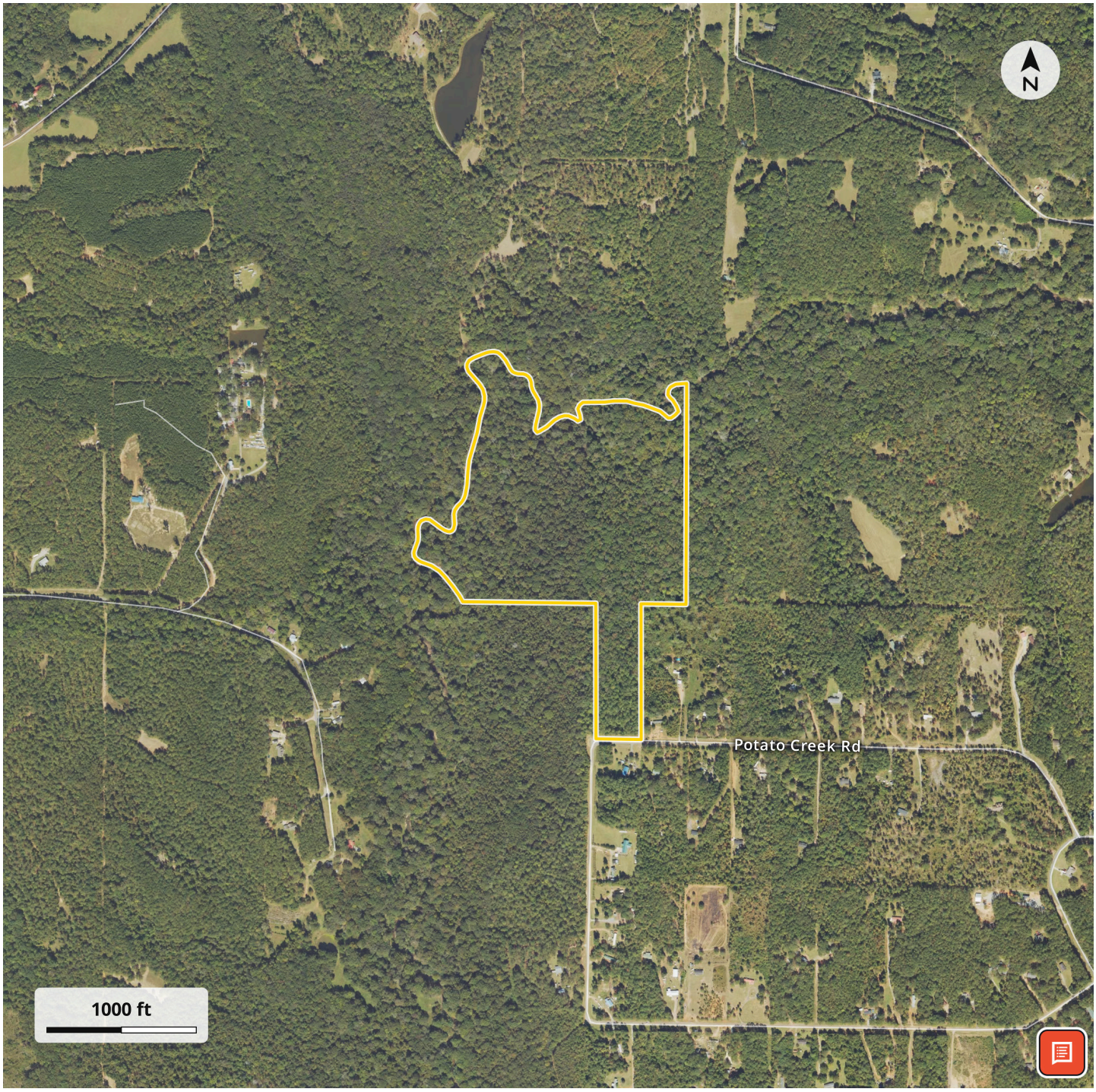




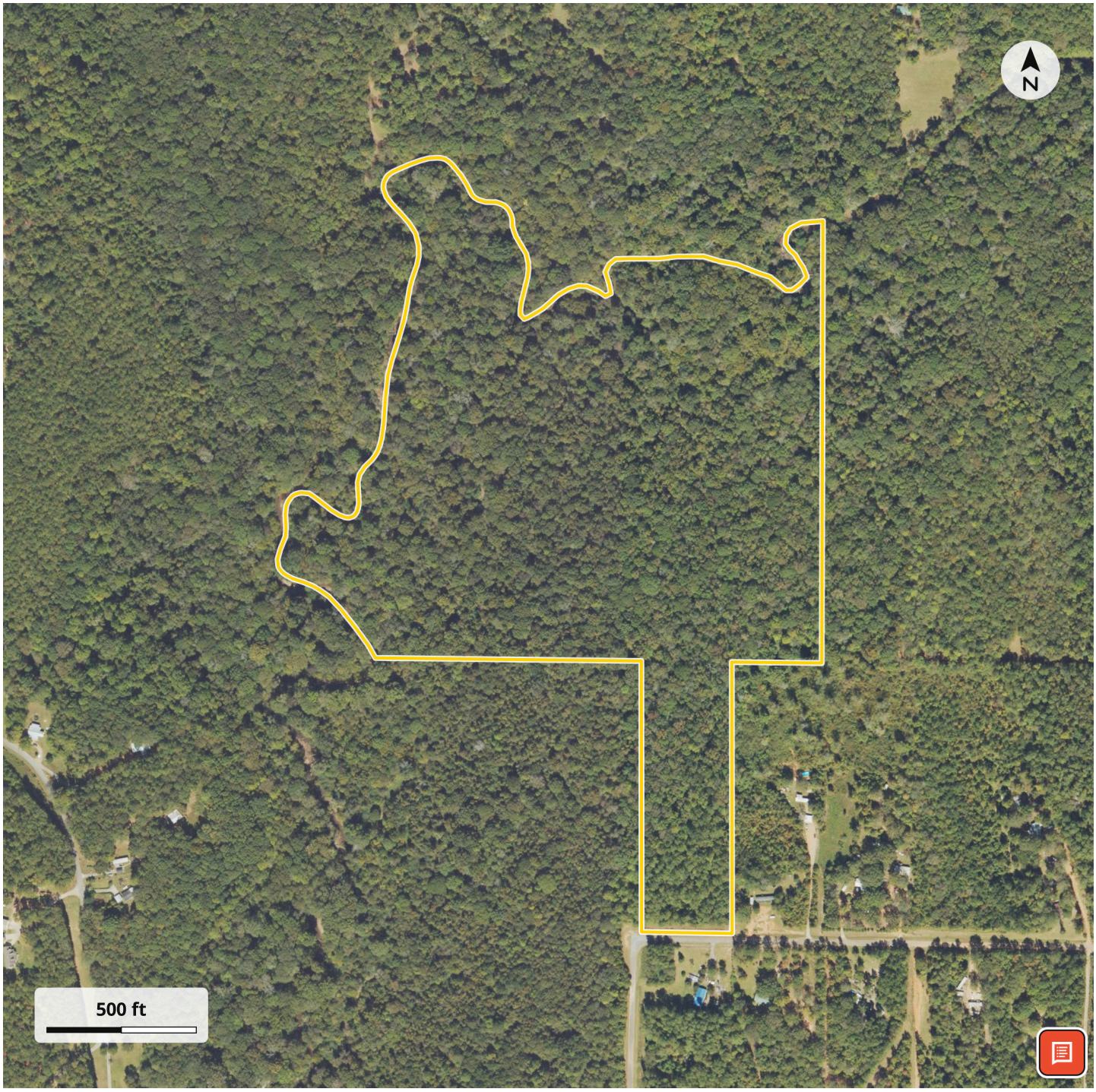
# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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**City / State / Zip**
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## NOTES

**NOTES**

## DISCLAIMERS

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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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