

The Avern's Tract
Highway 80
Culloden, GA 31016

\$797,500
140.44± Acres
Upson County



The Avern's Tract
Culloden, GA / Upson County

SUMMARY

Address

Highway 80 null

City, State Zip

Culloden, GA 31016

County

Upson County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

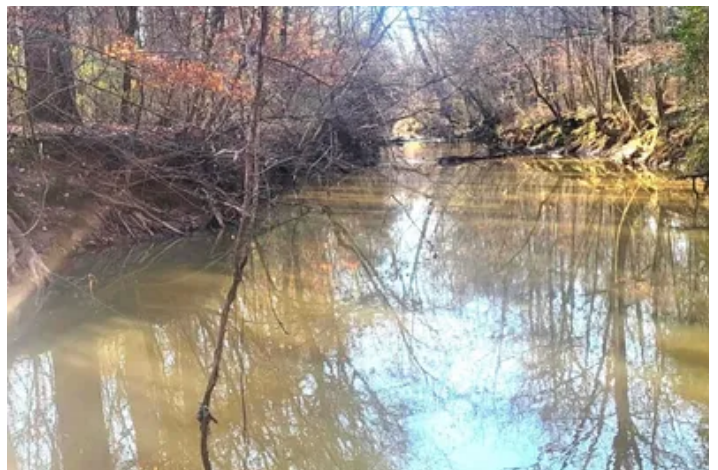
32.742876 / -84.207533

Acreage

140.44

Price

\$797,500



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PROPERTY DESCRIPTION

Consisting of +/- 140 acres in Upson County, GA (Culloden), The Avern's Tract is truly a hunters paradise located in the highly sought-after Flint River Basin. The owner is an avid hunter, land steward, outdoorsman, and bird dog trainer. For the past 20 years, he has guided quail hunts and helped maintain some of Georgia's most pristine hunting preserves. He has taken this knowledge to create an exceptional hunting opportunity while maintaining a strong timber income basis.

Features Include:

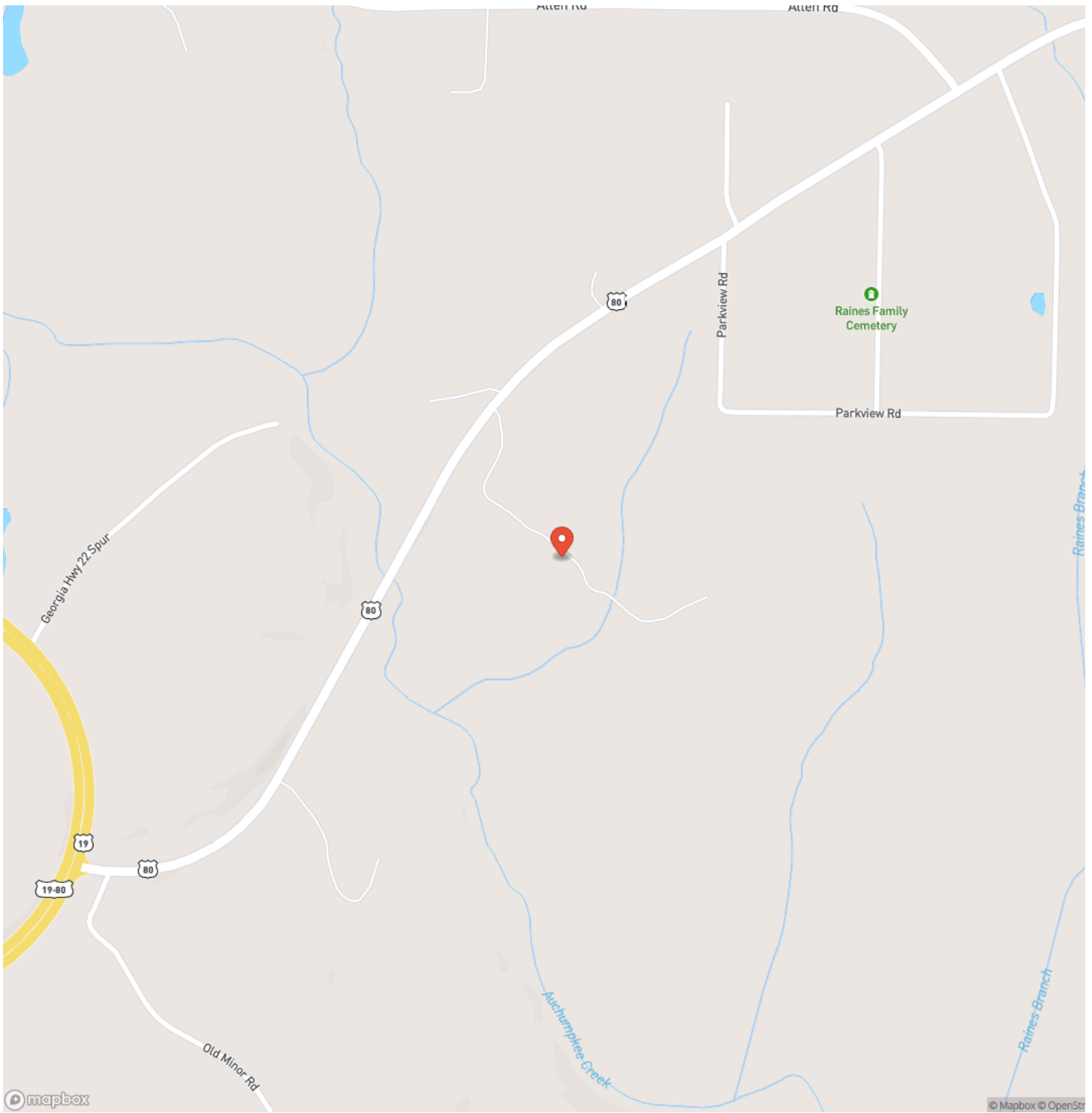
- This property has over 2300' of road frontage on US 80. Total property is a combination of three contiguous tracts. Owner will not subdivide
- Acreage consists of a 5 acre cleared and graded homesite, 9 acres of food plots, 45 acres of mature merchantable hardwoods, and planted pines include approximately 20 acres of 19 year old and 65 acres of 16 year old Loblolly Pines.
- Registered as a farm with the USDA and FSA as well as participating in EQIP through the NRCS.
- Two of the three parcels are enrolled into a conservation covenant (CUVA) for tax savings.
- Part of the southern border of the property extends over 2700' along Auchumpkee Creek. This creek provides good fishing, while large bucks use the banks to ease through the hardwoods and thickets.
- Large White and Red Oaks cover the ground with acorns in the fall. Those same hardwoods serve as roost trees to many gobblers and the turkey hunting is excellent.
- Diverse habitat areas for quail, ducks, and rabbits
- Extensive road system with an edging effect to provide more food and cover for wildlife.
- Two large fields provide food for the wildlife almost year round. Two smaller plots are also set up for bow hunting.
- The property comes with 3 Fat Boy Blinds overlooking the food plots and 2 trough feeders.
- The habitat has been evaluated and consulted by some of the top state deer, turkey, and quail biologists as well as the Forestry Commission and is on a 2-year fire rotation to control invasive species and benefit wildlife food and cover.
- ADDED BONUS. The sale includes a beautiful and quiet 5 acre cleared and graded lot with road frontage, power, water, and septic in place; ready for your dream home, barn dominium, or hunting getaway. Slip right out the back door and right to your stand. The cleared and graded lot is 162 Parkview Road in Salem.

This property will be shown by appointment only. Please contact listing agent to schedule a showing.

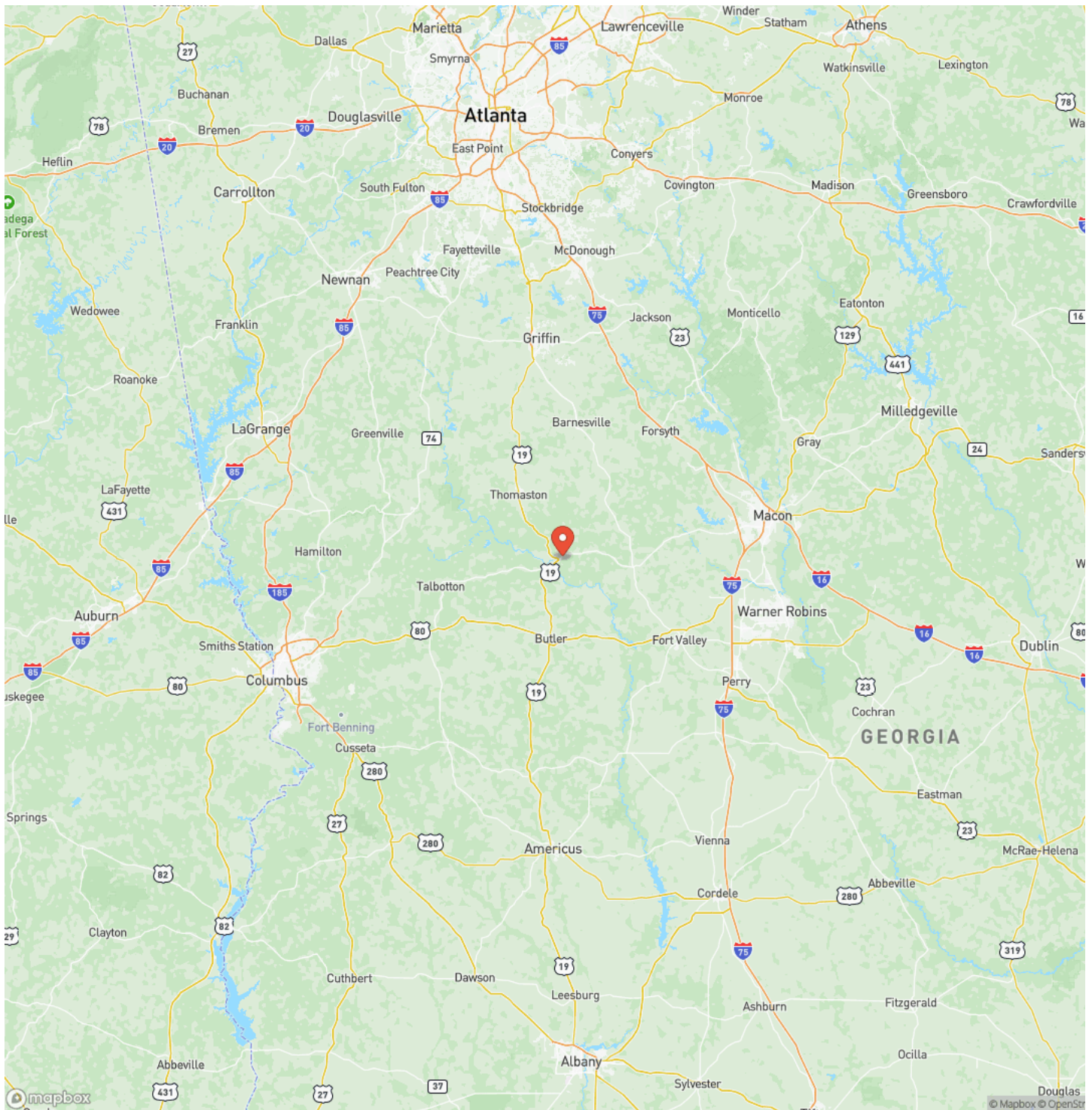
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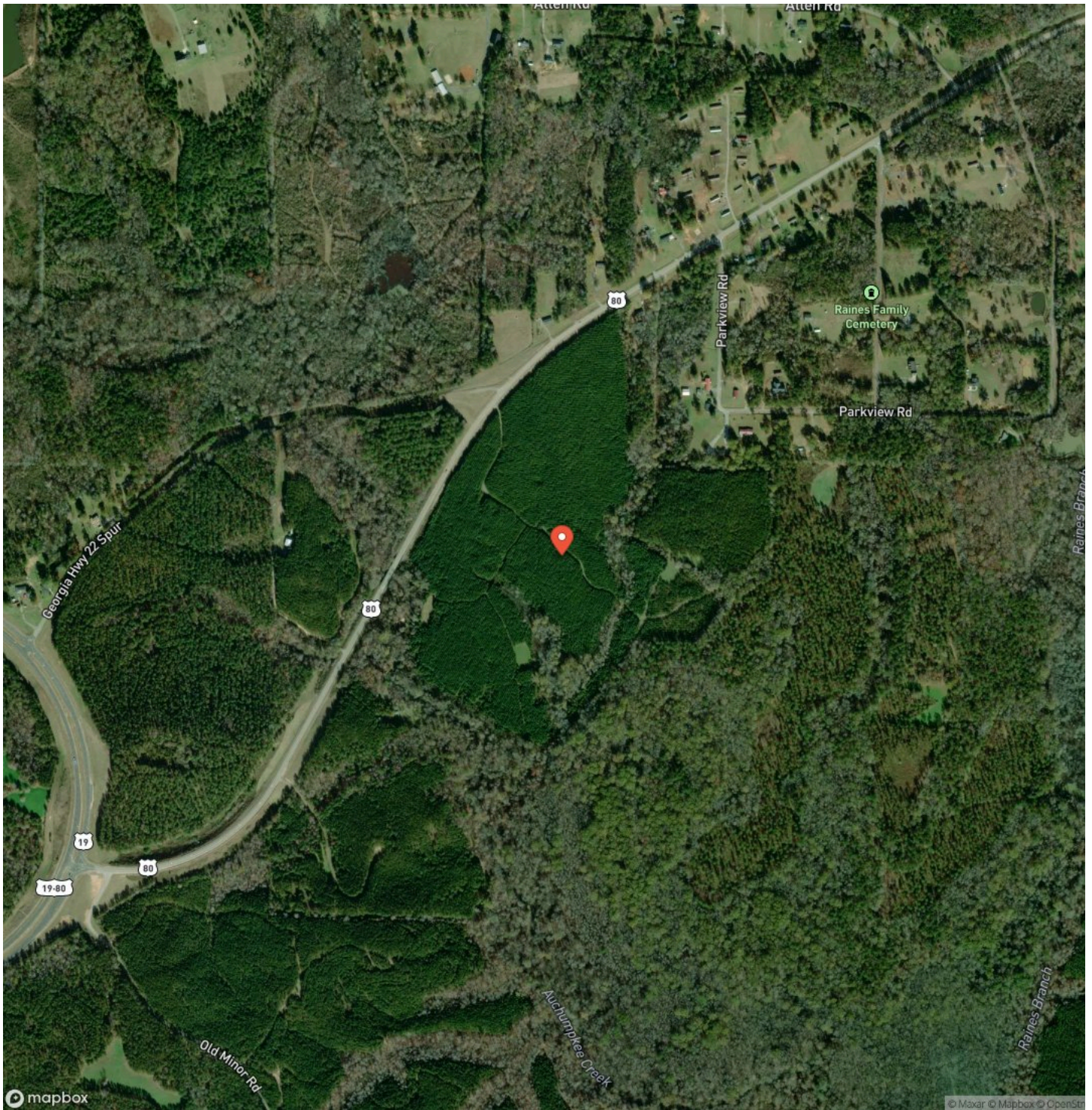
Locator Map



Locator Map



Satellite Map



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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