

**Investment, Great Hunting, & Rd  
Frontage**  
Hwy 26  
Elko, GA 31025

**\$1,003,938**  
160.630± Acres  
Houston County





## Investment, Great Hunting, & Rd Frontage Elko, GA / Houston County

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### **SUMMARY**

**Address**

Hwy 26

**City, State Zip**

Elko, GA 31025

**County**

Houston County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

32.318405 / -83.649374

**Acreage**

160.630

**Price**

\$1,003,938

**Property Website**

<https://www.mossyoakproperties.com/property/investment-great-hunting-rd-frontage-houston-georgia/30108/>



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### **PROPERTY DESCRIPTION**

Build, hunt, or develop on this beautiful property that offers merchantable timber, creeks, and plenty of road frontage. This property has been well managed and offers excellent wildlife habitat. Located in south Houston County near the Dooly County line, 20 min south of Perry, and approximately 10 min east of I-75.

Features Include:

- \* 160.63 acres, Houston County GA
- \* Approx 3k' of paved road frontage on Hwy 26 along for the entire south boundary, approx 1200' of dirt rd frontage on Brown Hill rd along the west boundary
- \* Two creeks, one is spring fed that runs near the south line, the other is Catna Creek that makes up the east boundary
- \* Established food plots, excellent deer and turkey hunting
- \* Good interior road system
- \* Rolling topography, with plenty of suitable home-sites
- \* Potential lake/pond sites along the spring fed creek
- \* Acreage consists of: 110+/- ac 25+ yr old planted pines, 31 +/- ac 2 yr old planted loblolly pines, and remaining acreage consists of pine/hardwood upland mix including big white oaks
- \* School Zones: Perry High, Perry Middle, Kings Chapel Elementary
- \* This property is no NOT in CUVA Conservation Tax Covenant
- \* More acreage is available

To schedule a showing, please contact Jarrett Lastinger, broker at [478-342-4133](tel:478-342-4133). Property will be shown by appointment only.



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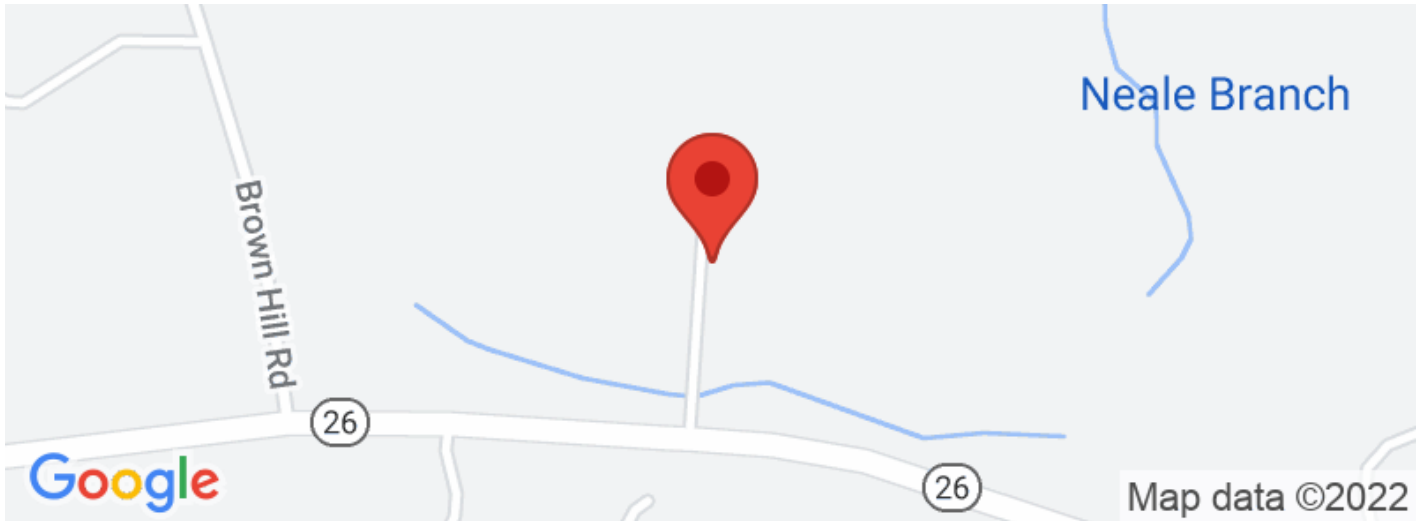
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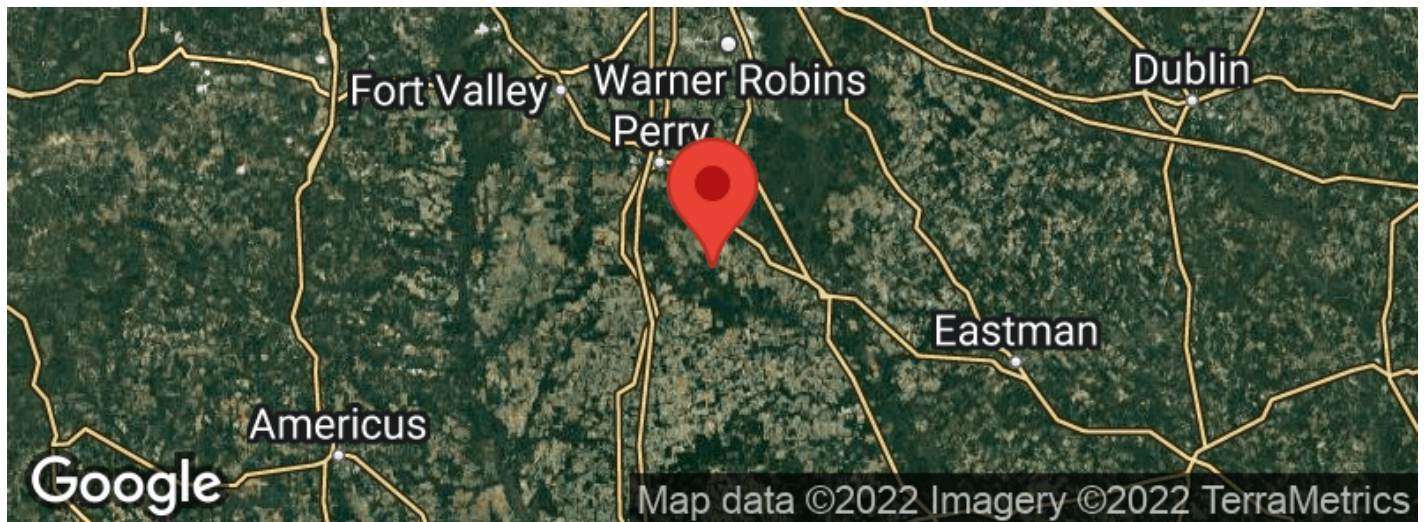




## Locator Maps



## Aerial Maps



**Investment, Great Hunting, & Rd Frontage  
Elko, GA / Houston County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jarrett Lastinger

**Mobile**

(478) 342-4133

**Email**

jlastinger@mossyoakproperties.com

**Address**

1026 Ball Street

**City / State / Zip**

Perry, GA 31069

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**NOTES**

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## NOTES

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**MORE INFO ONLINE:**

**MossyOakProperties.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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**Mossy Oak Properties Legacy Realty Services**

**1026 Ball Street**

**Perry, GA 31069**

**(478) 988-0039**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**