



McCoy Farms

Jefferson County, GA.

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222 Acres - \$965,700
Jefferson County, Georgia

The Offering:

AFM Real Estate is proud to present McCoy Farms, a premier property located just minutes from the charming towns of Sandersville and Louisville, in the heart of East Georgia. This 222-acre farm sits in highly desirable Jefferson County along Gamble School Road. The landscape is remarkably diverse, offering a blend of land ideal for future timber and agricultural production, as well as outstanding opportunities for hunting, and other outdoor recreation.

McCoy Farms is a haven for outdoor enthusiasts, featuring exceptional whitetail deer and turkey hunting. The current owner has made significant investments in both the agricultural and timber components of the property.

- Over 2500 feet of Durhart Creek frontage.
- Picturesque old farm homes provide scenic views and a sense of history.
- Planted white oaks and saw tooth oaks.
- A 10.5-acre pecan orchard with 180 trees offers future income and land diversification.
- 74 acres of MCP Select Loblolly Pines, planted in 2021, promise future timber value.
- Abundant wildlife resources, including deer, turkey, quail, and dove, supported by varied upland habitats.
- Surrounded by large, multi-generational private timberland and irrigated agricultural farms, ensuring privacy and a rural atmosphere.

Broker Comments:

"The owner of McCoy Farms has meticulously shaped this land, investing time and attention to detail to create a property that families can seamlessly integrate into their lives. Every aspect of the farm was strategically planned, from the layout of the timber and orchards to the placement of food plots and wildlife viewing areas."



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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.