



**Fountains
Land**
AN F&W COMPANY



Waukeefriskee Wildlife Hideaway

Tucked away in the rolling hills of Clay County, find your hideaway near Lake Walter F. George (Lake Eufaula).

Discover your perfect retreat in Southwest Georgia, offering the perfect blend of investment, recreation, and homesite potential. With paved road frontage, power on-site, and a well-maintained internal road system, the tract features rolling terrain, hardwood bottoms, pine plantations, and recently harvested timberland ready for replanting or wildlife openings. Abundant deer, turkey, and small game make it a premier hunting property, while scenic ridge tops and plateaus provide ideal locations for a rural homestead or weekend retreat, all just minutes from Fort Gaines, Lake Walter F. George (Lake Eufaula), and regional amenities.

Property Highlights

-  **\$1,919,000**
-  **582 Acres**
-  **Clay Co., GA**
-  **Timberland**

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LOCATION



Beautiful views and a clean slate to create wildlife openings or start a new forest.

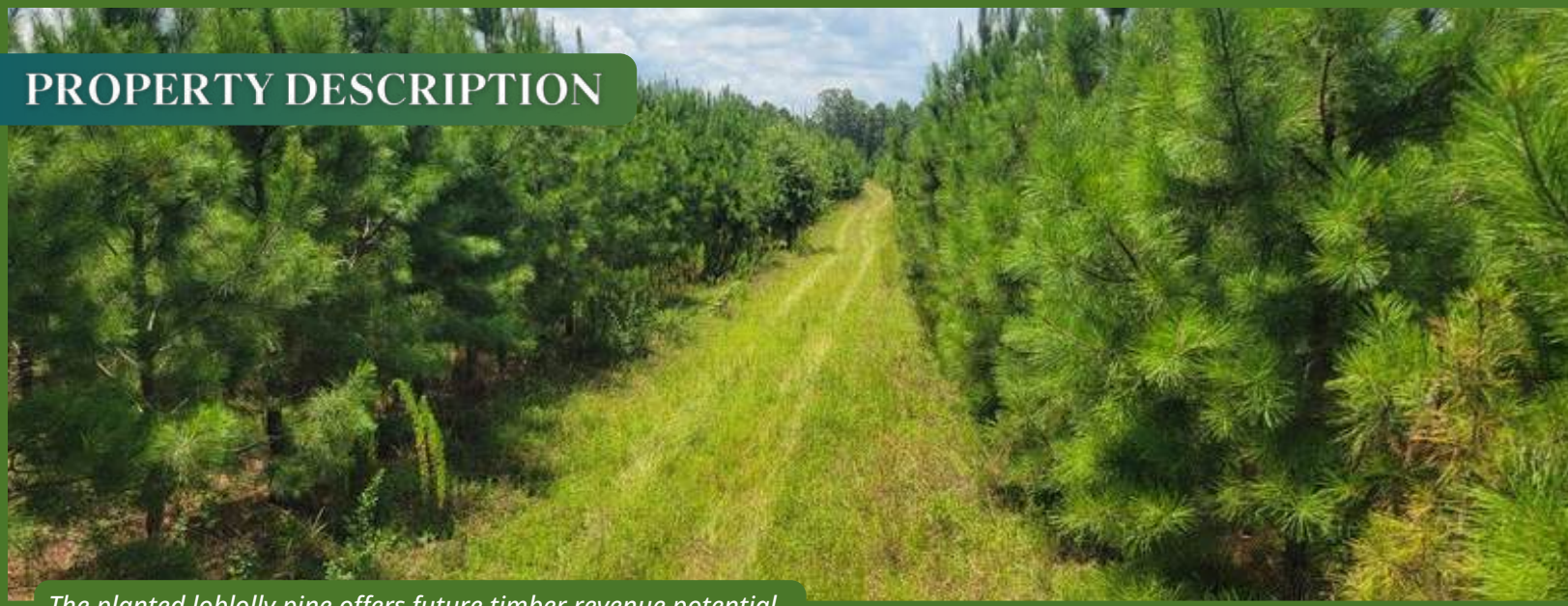
Nestled in the heart of Southwest Georgia and the rolling hills of Clay County, the landscape around the property is dominated by timberland used for timber production and outdoor recreation. The quaint town of Fort Gaines is 9 miles southwest and is situated on the southern end of Lake Walter F. George (Lake Eufaula), which provides excellent boating and fishing opportunities. Bagby State Park is located just north of Fort Gaines, 12 miles from the property. The park offers great fishing and wildlife viewing from the shore or on the water by boat. It is also home to Meadow Links Golf Course, an 18-hole, 7,007-yard, par-72 course that opened in 1998.

The town of Cuthbert is 15 miles northeast and is home to Andrew College. Eufaula, Alabama, is located 31 miles northwest of the property and offers lodging, restaurants, and shopping. Southwest Georgia is known for its excellent hunting and outdoor recreation opportunities. The region provides superior habitat for whitetail deer, eastern wild turkey, bobwhite quail, mourning dove, rabbit, and numerous other small game species. Highway 27 serves as a main corridor, connecting to major state highways: Georgia Highway 520 to the north and Georgia Highway 84 to the south. Dothan, Alabama, is 47 miles southwest and is a major community in the region, offering shopping outlets, a regional hospital, and Dothan Regional Airport. Columbus, Georgia, is 74 miles north of the property, home to Fort Benning, and offers whitewater rafting on the Chattahoochee River.



Gently flowing tributary of the Waukeefriskee Creek.

PROPERTY DESCRIPTION



The planted loblolly pine offers future timber revenue potential.

The elevation of the property ranges from 300 to 420 feet above sea level, with rolling terrain providing excellent views of the surrounding landscape. The soils are comprised of well-drained loamy sands, which are ideal for crop and timber production. There are exceptional flat plateaus that can be converted into food plots, wildlife openings, or agricultural fields. Several locations provide scenic views of the surrounding landscape and would be ideal for building a rural homestead or weekend getaway. Power is available on the property, providing electricity for a future homesite or retreat.

The varying forest cover offers an excellent mix of wildlife habitat for whitetail deer, eastern wild turkey, bobwhite quail, mourning dove, rabbit, and numerous other small game species. With over 300 acres of recently harvested timber areas, there are endless opportunities to create new wildlife openings and habitat. A well-established road system provides access to all areas of the property. The northeast corner of the tract fronts Waukeefriskee Creek, and several small tributaries or intermittent streams originate on the property, flowing into the creek just south of the boundary.



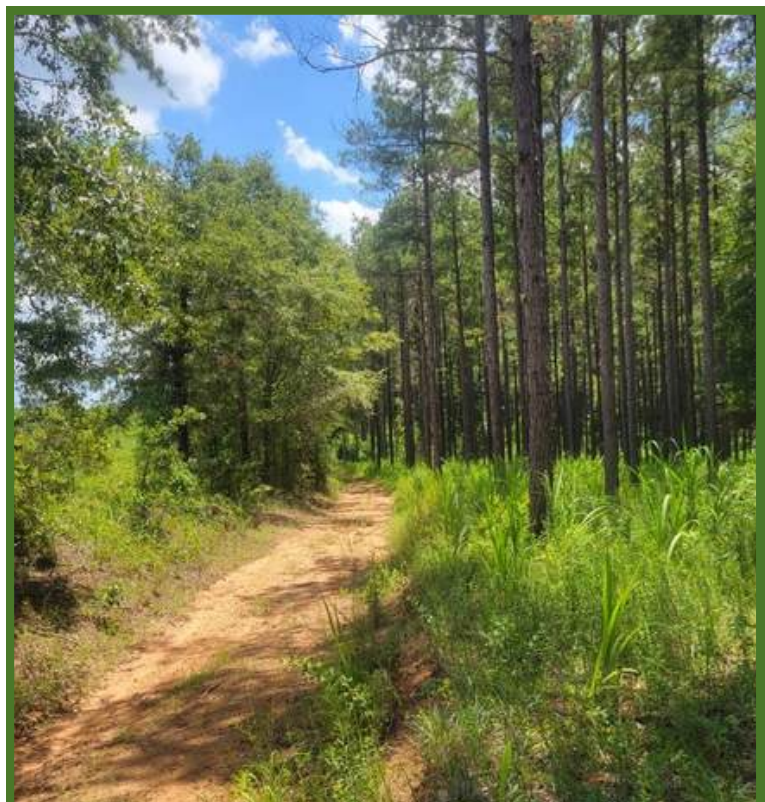
Open hardwood bottoms for excellent hunting and wildlife viewing.

ACCESS



Excellent internal road system provides access to all portions of the property.

There are two entrance points to the property from Bethel Road, a paved county road, with approximately 2,325 feet of paved road frontage. The entrance on the northeast corner serves as the main access to the majority of the property and is the location of the power supply. This main road runs along the northern boundary before turning south to access the beautiful ridge tops and plateaus. Well-established interior roads, previously used for recreation and timber harvest, provide reliable all-weather access throughout the property. The second entrance is located in the central portion of the tract and provides access to a 55-acre area surrounded by creeks and streams.



Established woods roads provide all-weather access through the property.

TIMBER RESOURCE



Open hardwood bottoms for excellent hunting and wildlife viewing.

The timber component of the property consists of 132 acres of natural hardwood bottoms with a mixed species composition of oak, gum, hickory, and poplar; 92 acres of loblolly pine planted in 2020; 16 acres of longleaf pine planted in 2014; 1 acre of longleaf pine planted in 2018; 3 acres of food plots; 3 acres of roads; and 335 acres of open cut timberland. The natural hardwood bottoms are located along Waukeefriskee Creek and its small tributaries or intermittent streams, protecting these waterways while also providing excellent wildlife cover and browse.

The 2020 loblolly pine plantation will begin generating timber revenue from a first thinning in approximately 10 years. The two areas of longleaf pine will also be ready to thin around the same time. The 335 acres of recently harvested timberland present a clean slate. This area can be replanted for future timber revenue, or portions can be converted into wildlife openings, small agricultural fields, or dove fields.



Mature white oaks provide excellent wildlife mast.



Planted longleaf pine provides future timber income.

TAX & TITLE



Numerous streams and branches leading to the Waukeefriskee Creek provide a water source for wildlife.

The current owners of the property are Debbie D. Carnes and Rickey L. Carnes. They acquired the property on August 2, 1999. The deed is recorded in Deed Book 28, Pages 21-22, with the Clay County Clerk of Courts. For the year 2024, the property taxes amount to \$4,456.83, payable to the Clay County Tax Commissioner. The property is currently enrolled in the Current Use Assessment of Bona Fide Agricultural Use, which began on January 1, 2016, and will expire on December 31, 2025.



The property has power on-site, ready for use. Set up camp or build a house with power already available.



Multiple established food plots and shooting houses make the property ready for hunting and wildlife viewing adventures.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

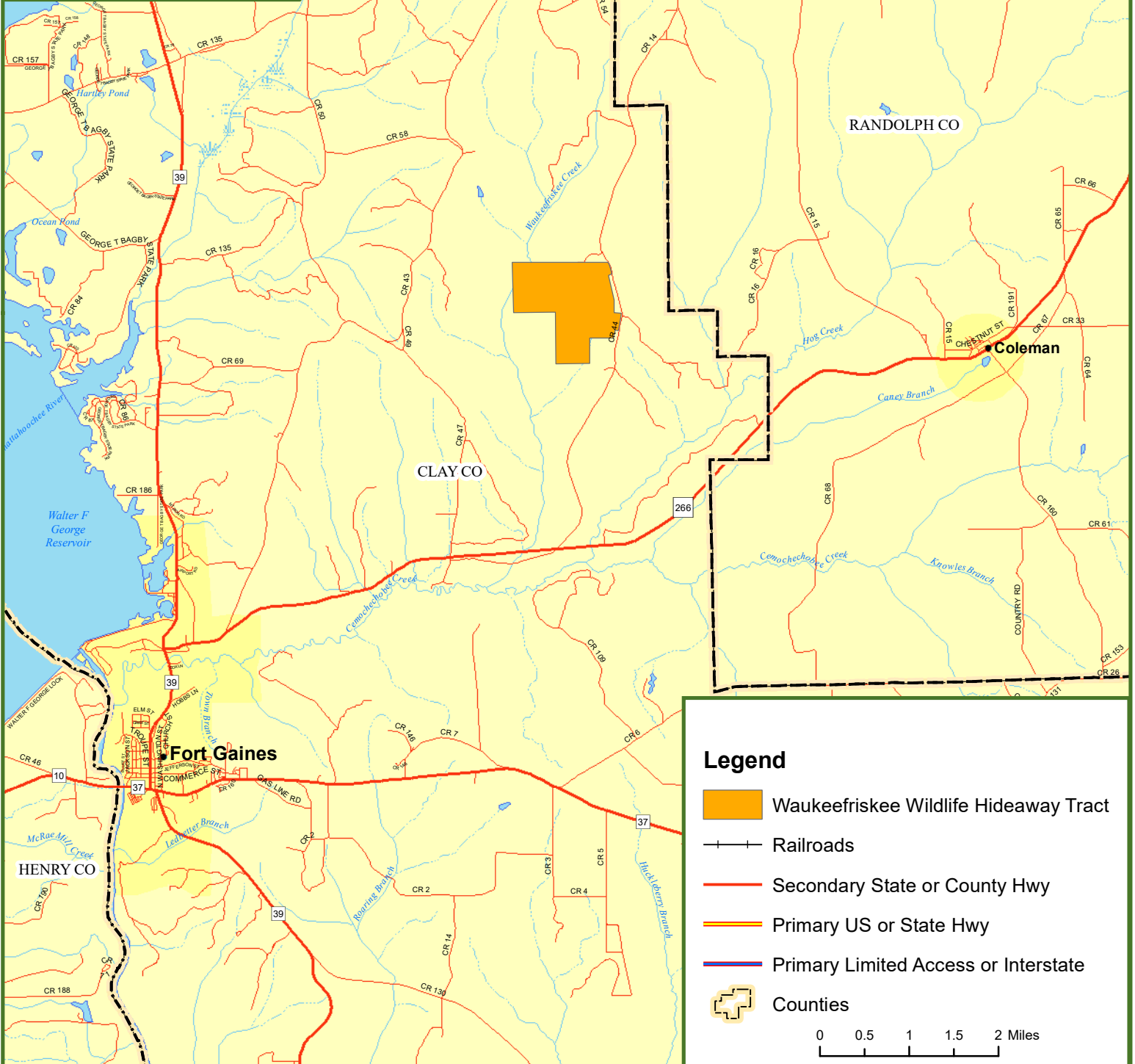


Locus Map

Waukeefriskee Wildlife Hideaway Tract

Clay County, GA

582.00 ± Acres

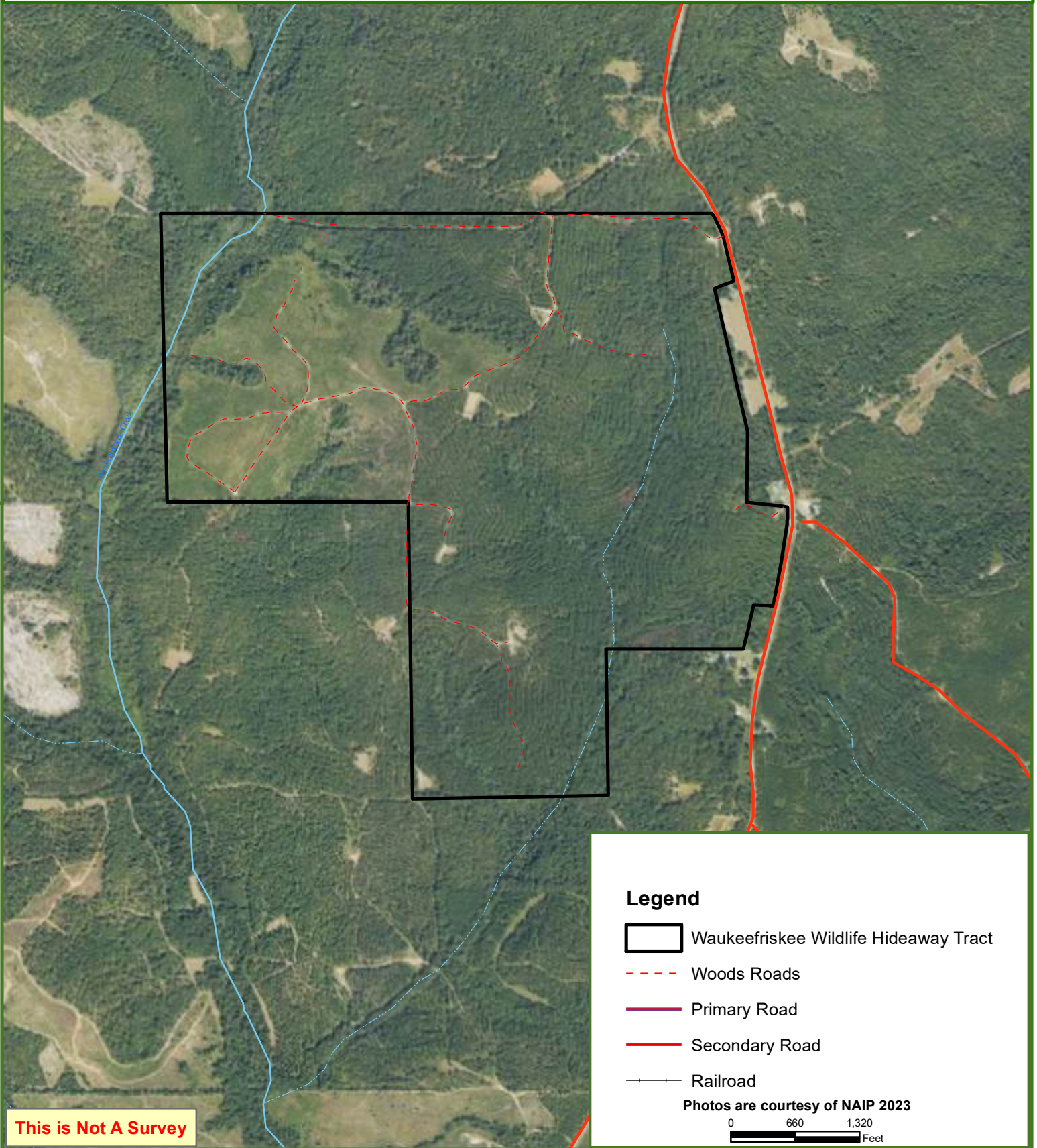




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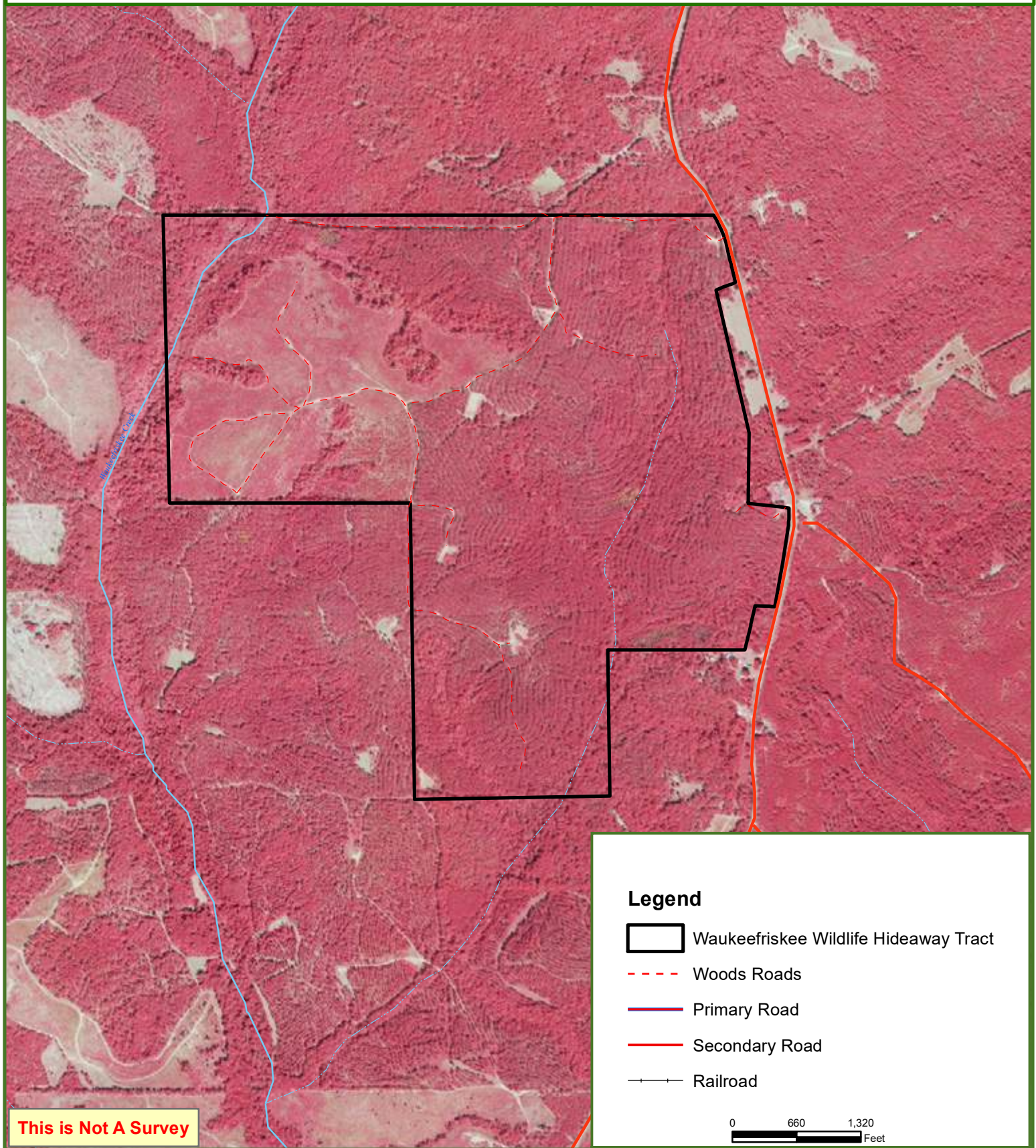
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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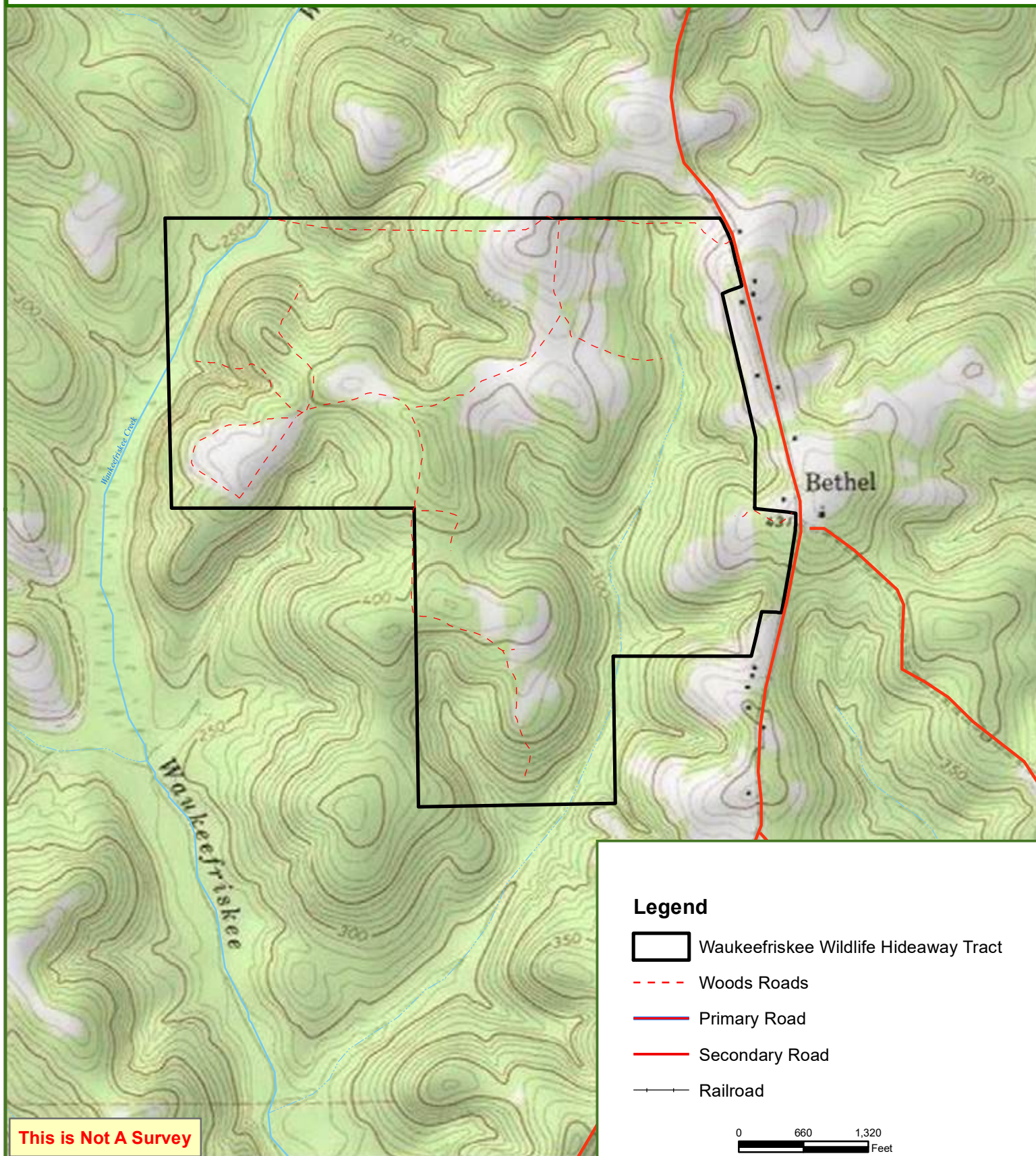
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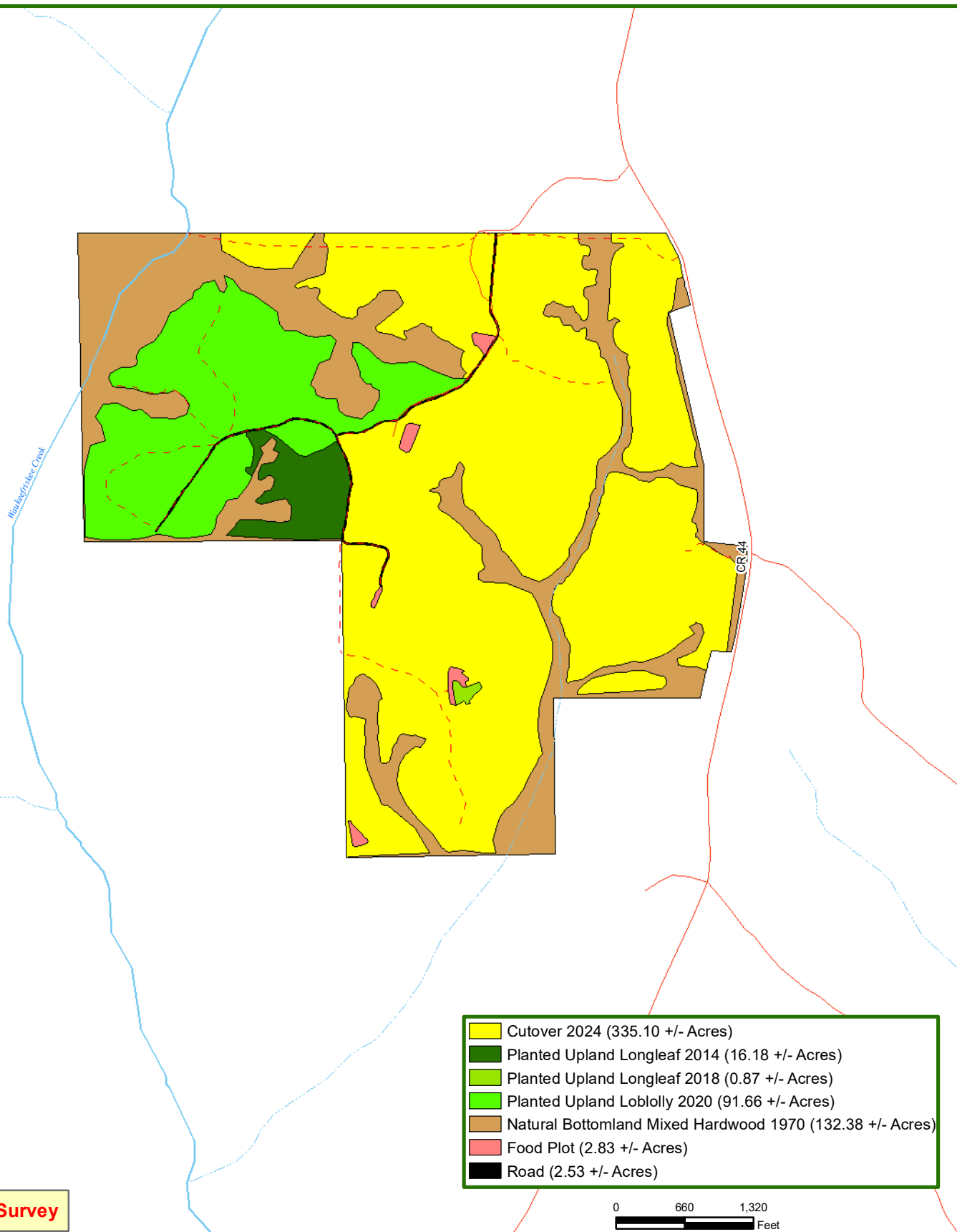
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This is Not A Survey

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