



Wolf Creek Farms

Jasper County, GA.

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182 Acres - \$1,023,750

Jasper County, Georgia

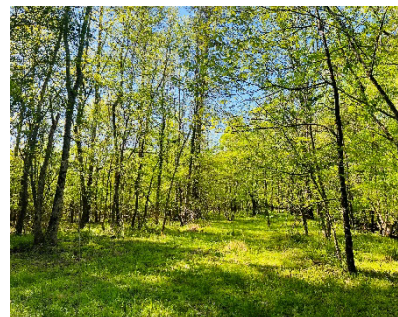
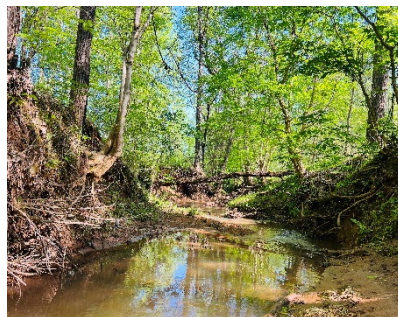
The Offering:

Wolf Creek Farms, offered exclusively by AFM Real Estate, consists of ± 182 acres of prime recreational and investment land along the scenic Highway 212, just southeast of the charming town of Monticello, Georgia.

Wolf Creek Farms boast over 1500 feet of frontage along Wolf Creek, offering unique water views and abundant wildlife. Mature hardwood stands and excellent bedding habitat create an ideal environment for trophy deer, turkey, and a variety of wild game. The property is well-suited for hunting, timber production, and outdoor recreation, with multiple scattered game plots already established for your convenience. Wolf Creek offers multiple building sites throughout with an extensive road system providing access to all areas of the property.

- Outstanding deer and turkey hunting.
- Fertile hardwood bottoms throughout.
- Ideal food sources for wild game.
- Well managed 5-year-old planted pine.
- Excellent bedding areas.
- Surrounded by large landowners.
- Multiple game plots in place and planted.
- Easy access to Monticello, Macon and I-75.

Broker Comments: "Whether you envision restoring timber stands for future income, developing additional food plots, or simply enjoying the land for recreation, this property offers flexibility and long-term value."



CONTACT:

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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.

