



45 CATO STREET GRIFFIN, GA 30224

<https://wscottwilsonproperties.com>

\$2,164,060

- Land
- 1.281e+7 sq ft

Check it Out! +/-300 Acre Hunting Retreat in Spalding County, GA! One of the most well-managed wildlife habitats in Griffin. This is a beautiful tract with Local Power throughout the tract. Amazing Timber Investment Tract with Ready to cut mature Loblolly and young +/-5 Year Old Timber. Awesome Road System and well-managed food plots right on the edge of beautiful hardwoods w/ white oaks that make for Big Deer Habitat. Amazing 7 Acre Lake with Dock and Pavilion, stocked full of big bass. This is an awesome environment for an avid hunter, that has cabin with well and county water available. \$7,350/AC Showings must be scheduled from 10 AM - 4 PM on Certain Days as tract is actively hunted. Seller will like to cut some of the mature timber prior to selling of the tract, but depending on price and time of offer, might consider not cutting the timber.

Description



INVESTMENT**HIGHLIGHTS:**

Beautiful Hunting
Farm Single-Family
Development
Potential Long-Term
Timber Investment

DESCRIPTION: Check it Out! +/-300 Acre Hunting Retreat in Spalding County, GA! One of the most well-managed wildlife habitats in Griffin. This is a beautiful tract with Local Power throughout the tract. Amazing Timber Investment Tract with Ready to cut mature Loblolly and young +/-5 Year Old Timber. Awesome Road System and well-managed food plots right on the edge of beautiful hardwoods w/ white oaks that make for Big Deer Habitat. Amazing 7 Acre Lake with Dock and Pavilion, stocked full of big bass. This is an awesome environment for an avid hunter, that has cabin with well and county water available. \$7,350/AC Showings must be scheduled from 10 AM - 4 PM on Certain Days as tract is actively hunted. Seller will like to cut some of the mature timber prior to selling of the tract, but depending on price and time of offer, might consider not cutting the timber.

