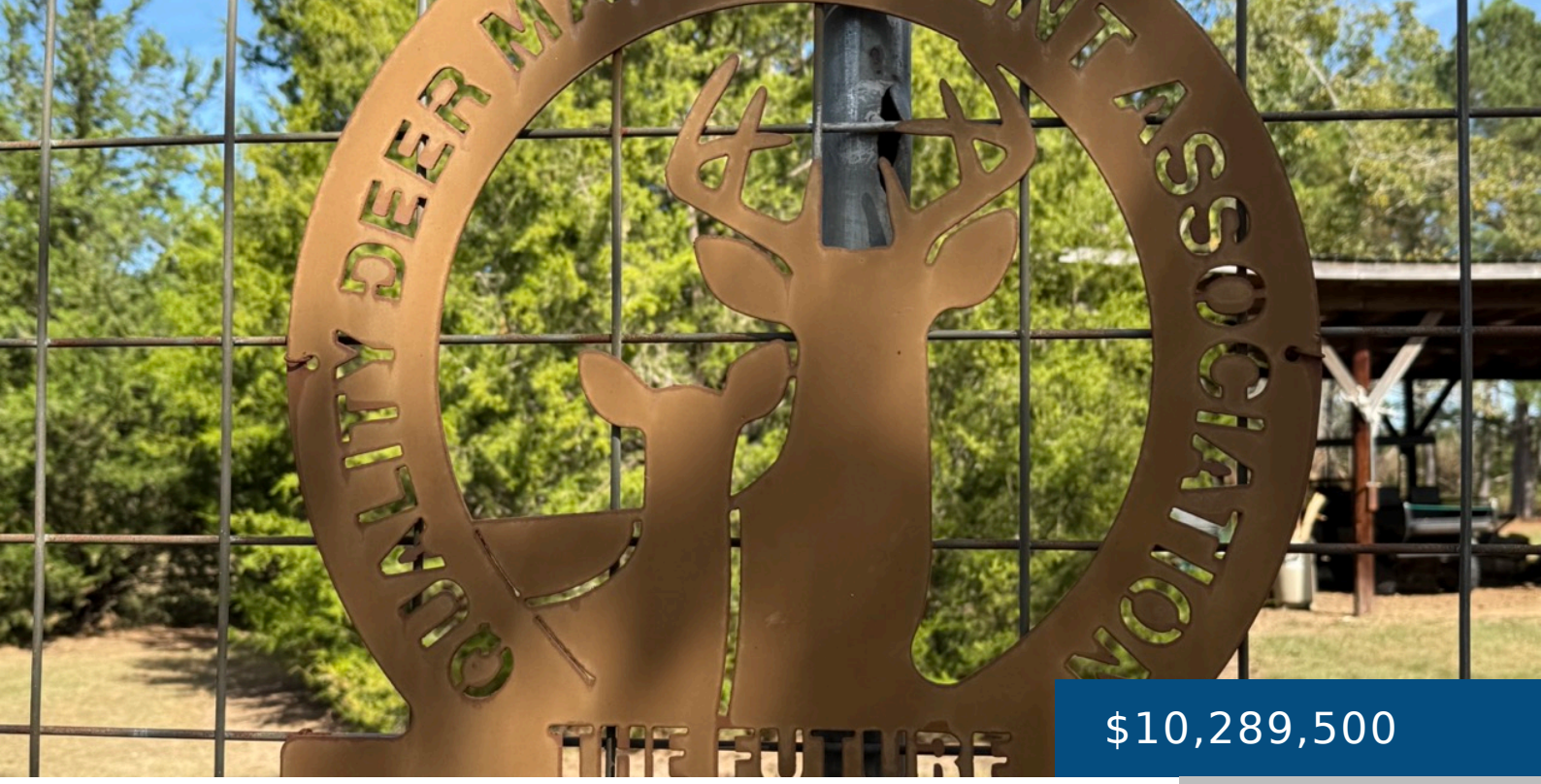


$10,289,500

• Land

PROMISED LAND WHITETAIL RANCH

https://wscottwilsonproperties.com

PROMISED LAND WHITETAIL RANCH Emanuel County, Georgia 1,600 Acres | Offered at $6,500 per Acre Welcome to Promised Land Whitetail Ranch, one of Georgia's finest high-fence recreational and investment properties. Located in Emanuel County, this 1,600-acre ranch blends world-class whitetail management, abundant water features, and strong timber value with excellent access to Georgia's fastest-growing economic corridor - all with no conservation easement for total flexibility. Situated just 90 minutes from the Port of Savannah and near the Kia EV manufacturing plant in Bryan County, this property offers the perfect combination of privacy, recreation, and long-term investment potential. Property Highlights 1,600 total acres 1,400 acres high-fenced (est. 2007) 200 acres outside fence with 3+ miles of Ohoopee River frontage Approx. 300 deer herd with 2:1 buck-to-doe ratio 17 elevated tower stands strategically placed throughout 150 acres in food plots and pasture Two stocked ponds: 13 acres & 8.5 acres $1,000,000+ in improvements Barn, bunkhouse, and cedar pavilion 7.5 miles of high fence Tremendous merchantable timber value Excellent internal road system PAGE TWO - FEATURES, LOCATION & CONTACT Key Features No conservation easement - unrestricted for future use or development Established whitetail management program Diverse habitat mix of hardwoods, pine, pasture, and river bottom Excellent infrastructure and accessibility Private, secluded, and secure Investment & Location Advantage Promised Land Whitetail Ranch is ideally positioned within Georgia's growing Southeast corridor: ~90 minutes to Port of Savannah Short drive to Kia EV Plant and regional logistics hubs Convenient access to major highways and nearby regional airports This combination of premier recreation and proximity to key infrastructure makes the ranch a rare opportunity for both enjoyment and appreciation. Price Offered at $6,500 per Acre (Total approximately $10,400,000) Contact Information For additional information, detailed maps, or to schedule a private tour, please contact: [Scott Wilson] [w. Scott Wilson Properties LLC] [478-951-9460] [scott@wswprop.com] [https://wscottwilsonproperties.com/] Promised Land Whitetail Ranch - A legacy property for recreation, investment, and generations to come.

Description

DESCRIPTION: PROMISED LAND WHITETAIL RANCH Emanuel County, Georgia 1,600 Acres | Offered at $6,500 per Acre Welcome to Promised Land Whitetail Ranch, one of Georgia's finest high-fence recreational and investment properties. Located in Emanuel County, this 1,600-acre ranch blends world-class whitetail management, abundant water features, and strong timber value with excellent access to Georgia's fastest-growing economic corridor - all with no conservation easement for total flexibility. Situated just 90 minutes from the Port of Savannah and near the Kia EV manufacturing plant in Bryan County, this property offers the perfect combination of privacy, recreation, and long-term investment potential. Property Highlights 1,600 total acres 1,400 acres high-fenced (est. 2007) 200 acres outside fence with 3+ miles of Ohoopee River frontage Approx. 300 deer herd with 2:1 buck-to-doe ratio 17 elevated tower stands strategically placed throughout 150 acres in food plots and pasture Two stocked ponds: 13 acres & 8.5 acres $1,000,000+ in improvements Barn, bunkhouse, and cedar pavilion 7.5 miles of high fence Tremendous merchantable timber value Excellent internal road system PAGE TWO - FEATURES, LOCATION & CONTACT Key Features No conservation easement - unrestricted for future use or development Established whitetail management program Diverse habitat mix of hardwoods, pine, pasture, and river bottom Excellent infrastructure and accessibility Private, secluded, and secure Investment & Location Advantage Promised Land Whitetail Ranch is ideally positioned within Georgia's growing Southeast corridor: ~90 minutes to Port of Savannah Short drive to Kia EV Plant and regional logistics hubs Convenient access to major highways and nearby regional airports This combination of premier recreation and proximity to key infrastructure makes the ranch a rare opportunity for both enjoyment and appreciation. Price Offered at $6,500 per Acre (Total approximately $10,400,000) Contact Information For additional information, detailed maps, or to schedule a private tour, please contact: [Scott Wilson] [w. Scott Wilson Properties LLC] [478-951-9460] [scott@wswprop.com] [https://wscottwilsonproperties.com/] Promised Land Whitetail Ranch - A legacy property for recreation, investment, and generations to come.