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**SOUTHERN  
STATES REALTY**



This 345 acre wildlife paradise has everything a recreational buyer could ever ask for. First, it has private access, the public road ends at the gate. Once entering the property, you have a great road system that traverses the entire property. The towering hardwood stands are home to many deer & turkeys, but this tract also has something not found on many tracts, waterfowl. In the center of the tract is a flooded cypress brake where you can easily get a limit of ducks. The property also boast around 2 miles of frontage on Wells Creek so summer fun is endless. Another major component is the tract borders Sandy Creek Wildlife Management Area- over 15,000 acres of managed hunting. Franklin County is quickly becoming a destination place for serious outdoorsmen and this tract will not disappoint!

**Garden City Road, Roxie**

31.371600, -91.151238 GPS



**\$990,000**

345 Acres  
MLS #132351  
UC #23042-32351

