

FOR SALE

BRIER CREEK

Screven County

511 +/- Acres

\$2,200/ac or \$1,124,200



Located in Eastern Screven County along the banks of the renowned Brier's Creek, this is a rare offering of over 500+ acres. This property is well situated between the 15,000 acre WMA "Tuckahoe Forest", Brier's Creek, and other large private landholdings providing privacy and serenity. Recreational opportunities abound on this offering including a quality deer herd, abundant turkeys, plentiful wood ducks during the wintering season, and ample freshwater fishing. Improvements located on-site include a well-appointed hunting lodge with 1,856+/- sq. ft. of living space and a covered outdoor cooking area for entertaining. The lodge will easily accommodate 10 hunters with 2 bathrooms, a kitchen, and an outdoor shower. In addition, there are 4 electrical pedestal hookups for campers and a deep water well with a plentiful supply of good potable water. The landscape includes 15 well-established food plots strategically placed throughout the property, included are feeders and tower stands for each. The property is mostly upland well-drained loamy soil types that transition to hardwood bottomland along Brier Creek, offering a wide diversity of habitat conducive to abundant populations of deer and turkey. Seasonal wet weather ponds provide ample shooting for seasonal waterfowl and some of the best freshwater fishing in Southeast Georgia can be found on Brier Creek. This is a turnkey recreational complex complete with all the necessary amenities with no additional startup expense. *Brier Creek offering is subject to a Conservation Easement held by National Farmers Trust, Inc. The easement allows for historical usages such as normal forestry practices, recreation, building of residence, and limited subdivision among others. A copy can be provided to prospective buyers upon request.*

FEATURES

- Hunting lodge
- Permanent Residential Site
- Natural Pine & Hardwood
- Bottomland Hardwood
- River Frontage
- Hunting
- Fishing
- Pond

DIRECTIONS

From the intersection of US Hwy 301 and Pine Grove Inn Rd, take Pine Grove Inn Rd South for 8 miles. Pass Old River Rd on left and merge into Brannen's Bridge Rd. Continue on Brannen's Bridge Rd crossing over Brier's Creek in 1.0 mile. The property is located on the left.

CONTACT

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