

FOR SALE ROCK BRANCH PRESERVE

Jenkins County
1,001 Acres
\$3,250,000

SHOWN BY APPT. ONLY



CROSBY
LAND COMPANY
REAL ESTATE BROKERAGE & SERVICES



Rock Branch Preserve is located in NE Jenkins County between Millen and Sardis, GA. The offering is truly a rare opportunity to own a turnkey, high-end recreational property that offers exceptional hunting of every species of wild game found in the SE. Rock Branch Preserve is a private hunting retreat protected by over 7.5 miles of 10ft high tinsel wire fencing, ensuring privacy and allowing for quality game management. The landscape is diverse, offering upland pine ridges, mature hardwood creek bottom, 17 established wildlife food plots planted annually, as well as a vigorous feeding program of a high protein supplement. The whitetail deer found at Rock Branch Preserve are all-native to the area and have been carefully managed to retain the best genetics available. Only a select number of mature bucks are harvested annually with a focus on removing less desirable genetics and maintaining a healthy-balanced population. Prior to becoming a high fenced preserve, much of Rock Branch was utilized as an active farm and with over 80% upland ground the site quality is conducive for quail habitat. With some minor implementation of habitat enhancement, Rock Branch would be an ideal quail hunting preserve as well. There are three spring-fed freshwater ponds, all of which offer excellent fishing for largemouth bass and bream. The amenities include a custom-built 4bd/3.5bh house with 2,800+/- sqft of heated living space, a 1,800+/- sqft Horton Mobile Home and 2 steel buildings (1 four bay equipment shed and one fully-enclosed storage shed). In addition to the excellent hunting opportunities, Rock Branch is as equally impressive as an income producing property! With just under 300 acres of long leaf pine producing a lucrative annual revenue stream from a pine straw lease, a vibrant timber management plan, and a current hunting lease, this is an exceptional long term investment alternative.

DIRECTIONS

From Millen, take Hwy 23 towards Hiltonia for 5.2 miles. Stay right on Hwy 23 and North Masonic St. In .25 mile, turn right onto Godbee Rd. Travel 1.6 miles and the main house is on the left.



CONTACT

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