

TRIPLE CREEK RANCH

MCRAE-HELENA, GA 31055

FOR SALE

PRIME HUNTING RANCH



- **SALE PRICE: \$895,000**
- **178 ACRES**
- **TELFAIR COUNTY, GA**

VIDEO LINK:

[HTTPS://BIT.LY/TRIPLE-CREEK-RANCH](https://bit.ly/triple-creek-ranch)



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www.dcire.com

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PROPERTY OVERVIEW

TRIPLE CREEK RANCH MCRAE - HELENA GA (TELFAIR COUNTY)



- 178.4 Acres
- Multiple Food Plots
- 14-acre Chestnut grove
- Located at the confluence of three forks of Turnpike Creek
- 3 bed 2 bath home, hardwood floors, two porches, fire pit
- 40 x 30 Pole Barn, 20 x 30 metal garage / workshop
- Mahindra 3500 tractor with multiple implements.
- Adjacent 2,000-acre Whitetail Trophy Ranch
- Multiple feeders, tree stands and Box Blinds
- Extensive groom trail system and creek crossings
- 65+/- Acres harvestable mature Pine trees
- CUVA (Conservation Cert for property taxes)
- Block Storm Shelter
- Well, Electric, cable on site
- Strong Cellular signal
- 6 mile drive to services

LOCATION

TELFAIR COUNTY

HWY 280 @ EL BETHAL RD



TRIPLE CREEK RANCH 178 ACRES



BOONE AND CROCKETT CLUB WHITETAIL DEER

DISTRIBUTION OF BOONE AND CROCKETT CLUB RECORD BOOK WHITETAIL DEER

STATE/PROVINCE	NO. OF ENTRIES
Alaska	1,037
Illinois	1,175
Iowa	1,087
Minnesota	931
Saskatchewan	720
Kentucky	685
Missouri	624
Ohio	642
Kansas	566
Texas	553
Alberta	479
Indiana	463
Nebraska	272
Michigan	231
Georgia	194
Arkansas	180
Oklahoma	175
South Dakota	147
Maine	146
Montana	140
Missouri	139
Mississippi	124
Virginia	120
New York	101
North Dakota	99
Idaho	90
Ontario	87
Maryland	84
Pennsylvania	74
Louisiana	72
British Columbia	68
Washington	59
Tennessee	55
Colorado	53
New Hampshire	51
Mexico	42
Wyoming	36
New Brunswick	34
Alabama	28
North Carolina	27
West Virginia	25
Delaware	24
New Scotia	23
Massachusetts	22
Quebec	21
Connecticut	16
Vermont	15
South Carolina	12
New Jersey	9
Oregon	8
Rhode Island	3
Florida	2
New Mexico	1
TOTAL	12,855

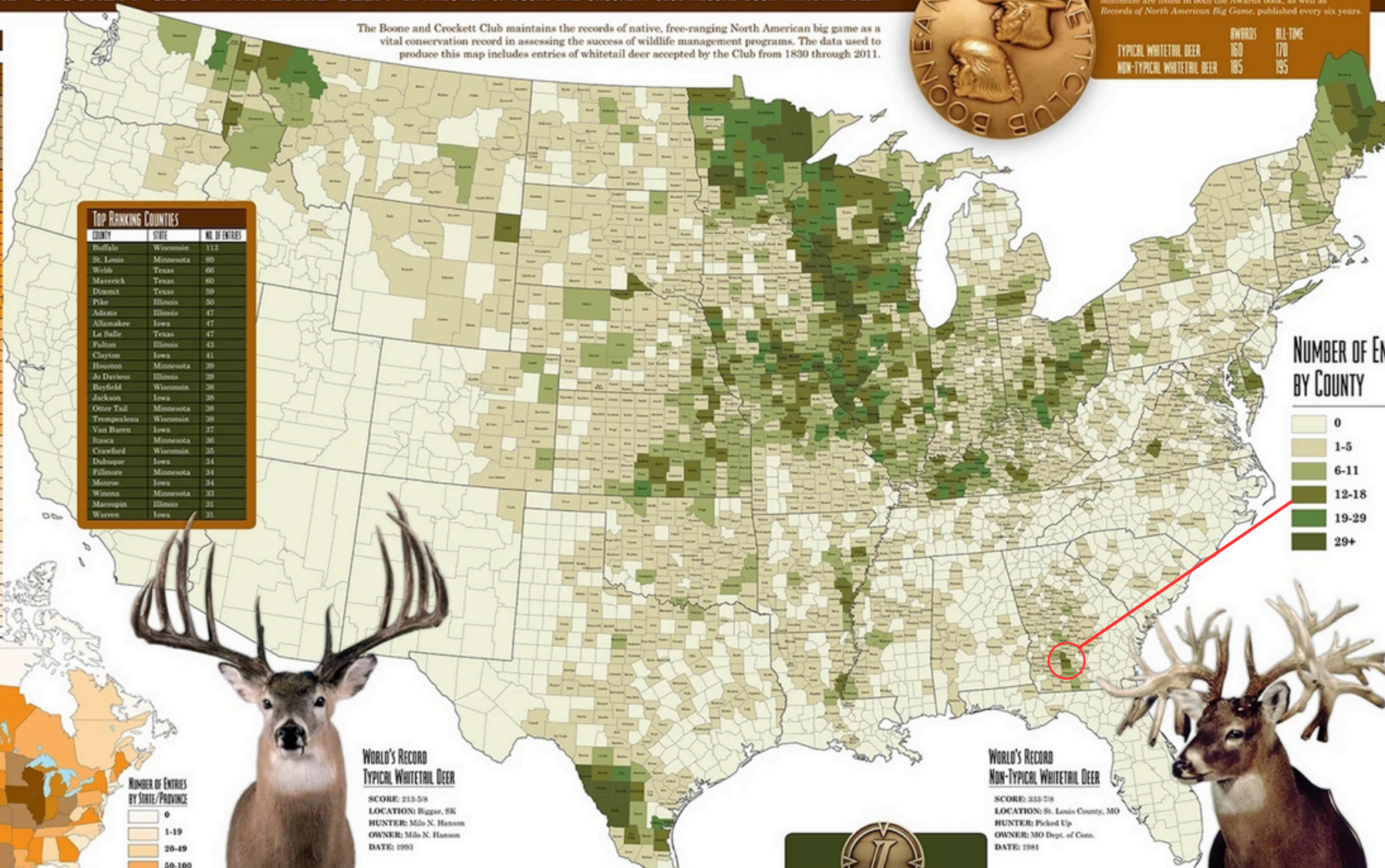
COUNTY	STATE	NO. OF ENTRIES
Buffalo	Wisconsin	113
St. Louis	Minnesota	89
Webb	Texas	66
Maverick	Texas	60
Denton	Texas	59
Pike	Illinois	50
Adams	Illinois	47
Allamakee	Iowa	47
La Salle	Texas	47
Pulaski	Illinois	43
Clayton	Iowa	41
Houston	Minnesota	39
Jo Daviess	Illinois	39
Bayfield	Wisconsin	38
Jackson	Iowa	38
Otter Tail	Minnesota	38
Trempealeau	Wisconsin	38
Van Buren	Iowa	37
Itasca	Minnesota	36
Crawford	Wisconsin	35
Dubuque	Iowa	34
Pillsbury	Minnesota	34
Monroe	Iowa	34
Winona	Minnesota	33
Macopin	Illinois	31
Warren	Iowa	31

The Boone and Crockett Club maintains the records of native, free-ranging North American big game as a vital conservation record in assessing the success of wildlife management programs. The data used to produce this map includes entries of whitetail deer accepted by the Club from 1830 through 2011.



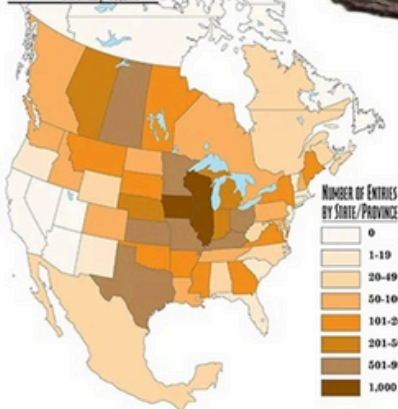
MINIMUM ENTRY SCORES FOR NORTH AMERICAN BIG GAME
 Trophies that just meet the Awards minimum are listed in the Triennial Awards books. Trophies that meet the All-Time minimum are listed in both the Awards book, as well as Records of North American Big Game, published every six years.

	AWARDS	ALL-TIME
TYPICAL WHITETAIL DEER	160	170
NON-TYPICAL WHITETAIL DEER	185	195



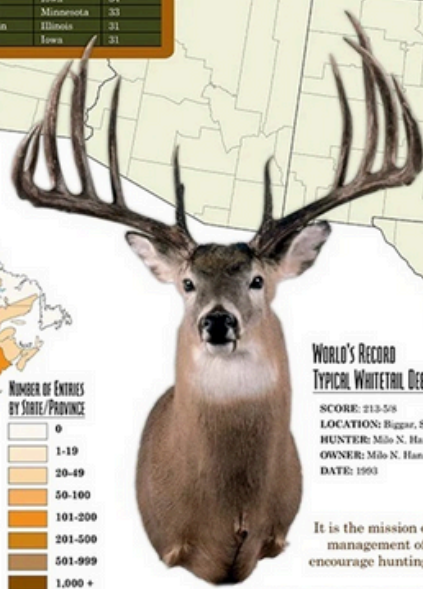
NUMBER OF ENTRIES BY COUNTY

- 0
- 1-5
- 6-11
- 12-18
- 19-29
- 29+



NUMBER OF ENTRIES BY STATE/PROVINCE

- 0
- 1-19
- 20-49
- 50-100
- 101-200
- 201-500
- 501-999
- 1,000+



World's Record Typical Whitetail Deer

SCORE: 213.578
 LOCATION: Ruggs, SK
 HUNTER: Milo N. Hanson
 OWNER: Milo N. Hanson
 DATE: 1993

It is the mission of the Boone and Crockett Club to promote the conservation and management of wildlife, especially big game, and its habitat, to preserve and encourage hunting and to maintain the highest ethical standards of fair chase and sportsmanship in North America.

www.Boone-Crockett.org • 250 Station Drive, Missoula, MT 59801 • 406/542-1888 • 888/840-4868



World's Record Non-Typical Whitetail Deer

SCORE: 213.778
 LOCATION: St. Louis County, MO
 HUNTER: Picked Up
 OWNER: MO Dept. of Cons.
 DATE: 1981

Boone and Crockett Club
 Whitetail Map
 Presented in Partnership with

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PROPERTY PHOTOS



GAME PHOTOS



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