



MERRETT CREEK 395

\$2,567,500
395 +/- ACRES
CALHOUN COUNTY, GA

Merritt Creek 395, located in Calhoun County, consists of fertile farmland, plantation pines, and a massive cypress duck pond. Whether you are looking to expand your farming operation or own a premier hunting property, Merrett Creek 395 checks all the boxes. The 7 tower Valley 8000 pivot irrigates +/- 97 acres with an abundant water source supplied by Merrett Creek. The Longleaf Pines have been managed and are ready for a straw lease or custom quail course. Excellent wildlife habitat paired with large agriculture neighbors offers some of the best hunting opportunities available in southwest Georgia. Do not miss the chance to own a premier agricultural and recreational property, schedule a viewing today. Shown by appointment only.

Merritt Creek 395 Features:

- +/- 130 Acres in Cultivation
- +/- 97 Acres Irrigated
- +/- 30 Acre Duck Pond
- +/- 100 Acres of Longleaf Pines
- +/- 10 Acres of Mature Loblolly Pines



