



SANDY CREEK 296

\$1,029,000
296 +/- ACRES
MORRIS, GA

Sandy Creek 296, just minutes from Fort Gaines, GA, spans +/- 296 acres of rolling hills, loblolly pines, and hardwood drains. Sandy Creek flows year-round, creating a natural duck hole and prime wildlife habitat. This property offers exceptional hunting for deer, ducks, turkey, and small game.



Located near Walter F. George Lake (Lake Eufaula)—the "Bass Fishing Capital of the World"—this land also provides boating and fishing opportunities. An established road system grants full property access, with strategically placed food plots among hardwood drains rich in acorn-producing oaks. The loamy sand soil makes it ideal for growing timber and wildlife forage.



Build your dream hunting lodge—power & county water available on Days Ave (paved) & Clay Trail Rd (dirt). Recreational & investment potential make this property a rare find. Shown by appointment only—schedule today!



Scan the QR code to view this listing!



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