



# LONG BRANCH 76

\$375,000

76 +/- ACRES

CUTHBERT, GA

**Long Branch 76**, a hidden gem in Randolph County, Georgia, lies between Cuthbert and Edison. This +/- 76-acre property offers a prime mix of agriculture and recreation. With +/- 41 acres of cultivated land leased to a local farmer, you'll enjoy annual income while benefiting from abundant wildlife forage.



The remaining +/- 35 acres feature a mix of pine and hardwood forest, creating excellent hunting opportunities. Long Branch, a creek along the southern boundary, provides year-round water for wildlife. Deer, turkey, small game, and dove are plentiful, with new hunting stands and feeders included.



Accessed via a deeded, surveyed easement from District Line Road, the property ensures privacy yet remains convenient. Whether you're a dedicated hunter or seeking a secluded retreat, Long Branch 76 is a must-see. Shown by appointment only.

**Scan the QR code to view this listing!**



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