



SCHLEY COUNTY HUNTING PROPERTY

106 Rock Hill Road, Ellaville, GA 31806

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PROPERTY OVERVIEW

Sale Price

\$571,200

OFFERING SUMMARY

Acreage:	112 Acres
Price / Acre:	\$5,100
City:	Ellaville
County:	Schley
Property Type:	Land

PROPERTY OVERVIEW

This 112-acre tract in Schley County, Georgia, offers a mix of natural hardwood and pine, creating excellent habitat for wildlife. A natural spring runs through the property, enhancing both game activity and overall appeal. The land has been trophy-managed for years, producing quality bucks and turkeys for hunting enthusiasts.

A well-maintained hunting camp sleeps 8 comfortably and comes equipped with county water and power—perfect for extended stays. The property has paved road frontage and additional access via a county dirt road, ensuring easy entry and exit.

Additional acreage is available for those looking to expand their investment or hunting opportunities.

Located just minutes from Ellaville and about an hour and 10 minutes from Warner Robins, this property combines convenience with seclusion. Whether you're looking for a prime hunting spot or a weekend retreat, this tract offers a rare opportunity in one of Georgia's top hunting areas.

SPECIFICATIONS & FEATURES

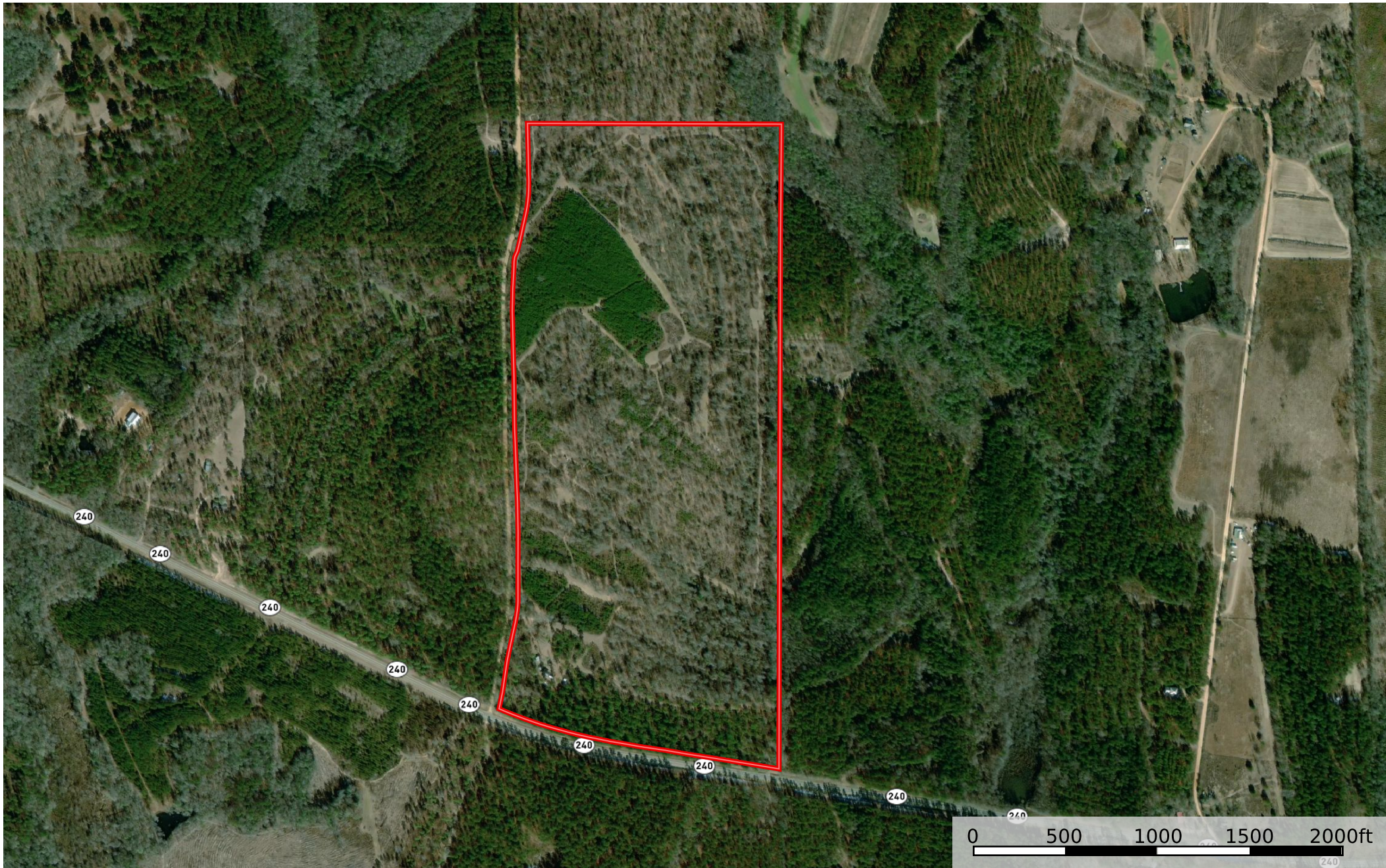



SPECIFICATIONS & FEATURES

Land Types:	Hunting & Recreation Properties
Uplands / Wetlands:	100%
Soil Types:	Vaucluse loamy sand & Lakeland Sand
Taxes & Tax Year:	Estimated: \$896 (10 Year CUVA)
Zoning / FLU:	AG
Lake Frontage / Water Features:	Natural Spring
Water Source & Utilities:	County Water/Power
Road Frontage:	4742 feet
Nearest Point of Interest:	Ellaville, Georgia
Land Cover:	Natural Pine and Hardwood Timber.
Structures & Year Built:	<ul style="list-style-type: none">• Hunting Camp with shower• kitchen• bunk beds• and den. Sleeps 8 Comfortably
Survey or Site Testing Reports:	Survey Available

Schley County Hunting Tract

Schley County, Georgia, 112 AC +/-



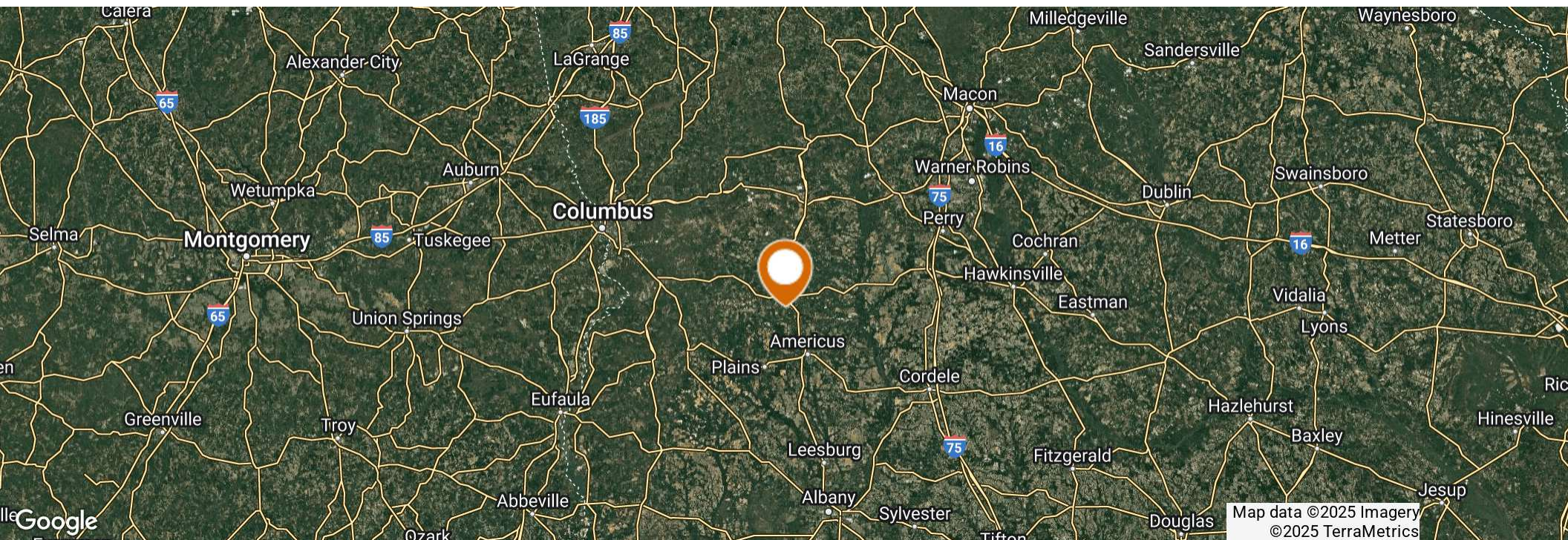
 Boundary

LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	15030580002
GPS:	32.3257111, -84.3189922
Driving Directions:	GPS: 106 Rock Hill Road, Ellaville, Georgia 31806
Showing Instructions:	Call listing agent



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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For more information visit www.saundersrealestate.com

HEADQUARTERS

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