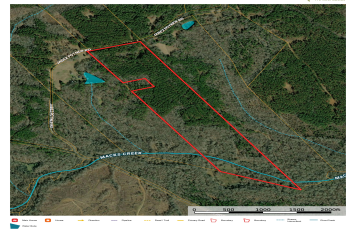


Macks Creek Tract



Offered for \$499,000



+/- 70.84 Acres | Jabez Poyner Road | Oglethorpe County, GA | 30627

Southern Land Exchange is pleased to present Macks Creek Tract. First time to the market in over 20 years. This 70.84 acre tract is named after the amazing 1,500 feet of frontage on the deep and wide Macks Creek. Yes, it flows strong all year long! Me and my trusted companion, IMPI the Jack Russell (see pics), had a good ole time exploring the creek! The creek is the cherry on top, but the rest of the property is fantastic. As you enter the property off Jabez Poyner Rd. (815ft frontage - dirt), you will follow the interior spine road as it weaves through the property an impressive 3,500 feet from front to back. You can essentially access the entire tract via this main interior road, making the property easy to see and easy to show! The property has an excellent mix of mature pines and hardwoods. The front 35 acres mostly consists of 30+ year old pine stands which some hardwoods mixed in. As you get to the back 35 acres and the beautiful creek bottom, the property transitions into mostly hardwoods. All these features combined make for outstanding deer habitat. The topography on this tract is excellent as well. The front 15 acres lay flat, a perfect and large building area for a home, barndo or hunting cabin and camp area. Power is available at the road. The property then gradually slopes down to the creek. Come see for yourself. Reach out today to schedule your private tour!

Travis Ebbert

Listing Agent

1551 Jennings Mill Rd. Suite

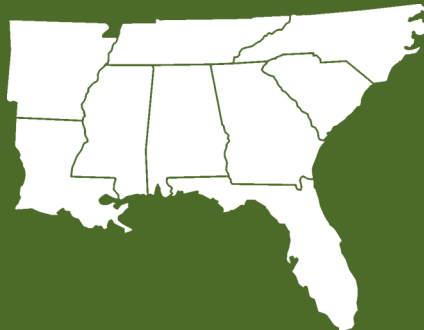
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**Southern
Land Exchange**