

Goosepond Creek Tract



Offered for \$279,000

+/- 31.69 Acres | Gene Smith Road | Oglethorpe County, GA | 30627

Southern Land Exchange is pleased to present Goosepond Creek Tract. First time to the market in 20 years. This 31.69 acre tract is named after the impressive 1,800 feet of frontage on the quaint and mysterious Goosepond Creek. Yes, it flows all year long! The year around creek is an excellent feature, but the rest of the property is fantastic as well. As you enter off Gene Smith Rd. (800ft frontage - dirt), you will notice the massive hardwoods that continue along the creek bottom, which is visible from the main road. Goosepond Creek makes up the Western boundary line and cuts deep into the tract. The interior trail system makes for easy navigation through parts of the property, while other parts remain untouched with no extensive trail system. You can still navigate the property with relative ease since there is not a tremendous amount of undergrowth. Along the creek however, parts are thick and reminiscent of the jungle, and adds to the overall attractiveness for wildlife habitat. The discovery of an old stone fireplace and an abandoned tree stand, remnants from an earlier time, give me the notion that a hunter found success here! Natural regen pines, thick and a mix of ages can be found here, as well as, some mature pines 30+ years old. The topography on this tract is excellent. Come build your secluded homeplace, home away from home, barndo or hunting cabin. High-speed internet (fiber) at the road. Come see for yourself. Reach out today to schedule your private tour!

Travis Ebbert

Listing Agent

1551 Jennings Mill Rd. Suite

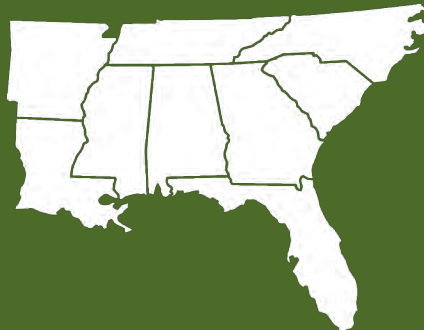
1400A Phone: 706.549.5050

Mobile: 706.614.8840

Fax: 706.549.8909

Email:

tebbert@southernlandexchange.com



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Land Exchange**