

# FOR SALE

## 179.71 ACRE RETREAT NEWBORN, GA

2.8 Miles from Burnt Pine  
7 Miles from Burge Plantation

### PROPERTY DETAILS:

- Location: Morgan/ Jasper County Line
- 1,050 SF Storage Barn
- 2,100 SF Pole Barn
- 2 Fishing Ponds
- 38 Acres Planted Pines
- 53 Acres Open Fields
- 35 Acres Hardwoods
- 53 Acres Mixed Pine/ Hardwoods

**\$897,652**  
(\$4,995 PER ACRE)



This beautiful property located at the Morgan/Jasper County line has been converted from a cattle farm to a hunting recreational property. Wildlife habitat improvements have been made including, food plots, native grasses, feed stations and mineral sites. Soil test, lime and fertilizer have been applied to the soil and food plots are planted and ready to go for the hunting season. There are two ponds for fishing and one of the ponds is set up for waterfowl hunting. The 1,050 sq. ft. storage barn and 2,100 sq. ft. pole barn are ready for you to move in your equipment. The 38 acres of planted pines have been recently thinned allowing for growth and future income. The wildlife has responded to the habitat improvements and photos will be shared with approved buyers. This property is set up and ready to hunt. With water and power on the property, you can build your dream home or keep it as your hunting camp.

### *Two Fishing Ponds*



INQUIRE TODAY



CONTACT US  
FOR MORE INFORMATION  
OR TO SCHEDULE A TOUR

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# ONE OF A KIND GET-A-WAY



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