

## Gorgeous lake tract with timber and abundant wildlife, Upson Co. GA



This gorgeous and secluded 100 acre property offers plenty of recreational opportunities and would make a great family retreat or permanent home-place. The property is located approximately one hour south of Atlanta, and 45 min west of 1-75, Macon, and Warner Robins.

#### Features Include:

- \*Paved road frontage that allows easy access into the property
- \*4-5 acre managed spring fed lake, stocked and ready for freshwater fishing
- \*Improved interior roads and several ATV trails
- \*Mature/merchantable pine and hardwood timber
- \*36x32 Cabin/house foundation already completed, and sits overlooking the lake
- \*6? well
- \*1568 sq ft open area barn/outbuilding
- \*Great wildlife and waterfowl habitat that provides excellent hunting
- \*Abundant wildlife including whitetail deer, turkey, duck, geese, and small game
- \*Established food plots and feeders
- \*Mount Carmel Rd, Culloden, GA 31016, Upson County

To schedule a showing please contact Jarrett Lastinger, agent at 478-342-4133. Property will be shown by appointment only.

- \*\*Financing available through local lenders
- \*\*Land management and forestry services are available

#### Property Details:

Price : \$339,000  
Acreage : 100.00  
MOPLS ID : 43255  
County : Upson  
Address : Mount Carmel Rd.  
Culloden, GA,



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