

WILDWOOD LAKE

580 ACRES | TREUTLEN COUNTY, GA

\$4,000,000

NEW



PROPERTY SIZE:

580 Acres +/-

COUNTY:

Treutlen County, GA

PRICE:

\$4,000,000

CATEGORY:

Hunting & Recreational Land,
Investment Timberland

PROPERTY TAX:

\$2,253.41 in 2023

Located in Treutlen County, Georgia and East of the town of Soperton along Hwy 46 and Boiling Spring Church Rd, is 580-acre Wildwood Lake. Pendleton creek flows into Wildwood Lake and is an important drainage that eventually feeds into the Ochopee River. The Pendleton Creek watershed is well known as a game rich area in SE Georgia. The property is located just 8 miles East of Soperton and it's just 5.5 miles from I-16 making it conveniently easy to access.

The farm contains approximately 307 acres of upland with well stocked merchantable timber, ranging from pine plantation to natural hardwood & pine stands. There is roughly 125 acres of wetland that is known for its excellent waterfowl hunting, while Wildwood Lake is 148 acres with a rich history of producing trophy bass & bream. There are two houses on the property, a pole barn, mess hall, outdoor cooking area, & silos. The uplands surrounding the main cabin have been burned on a 2 year

interval for the last decade creating well established native grasses and forbs, so don't be surprised to bump into a wild covey of quail when walking it. This properties diverse features of upland, wetlands, and a large lake gives you the ability to utilize it year-round, and make it an exceptional recreational property.

PROPERTY PHOTOS

- 148 Acre Lake
- Gated & Fenced Entry Along Hwy 46
- Two (2) – 2 Bed, 2 Bath Houses
- Pole Barn, Outdoor Cooking, & Corn Silos
- Well Established Roads Throughout Property
- Unlimited Hunting & Fishing Opportunities



JASE BROOKS
678-414-5505

JASE@THEOAKWOODCOMPANIES.COM

OAKWOODREALTYGROUP.COM



Real Estate Brokerage | Advisory & Consulting Services

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MAIN CABIN PHOTOS



JASE BROOKS
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GUEST CABIN & PROPERTY PHOTOS



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WILDWOOD LAKE

AERIAL MAP



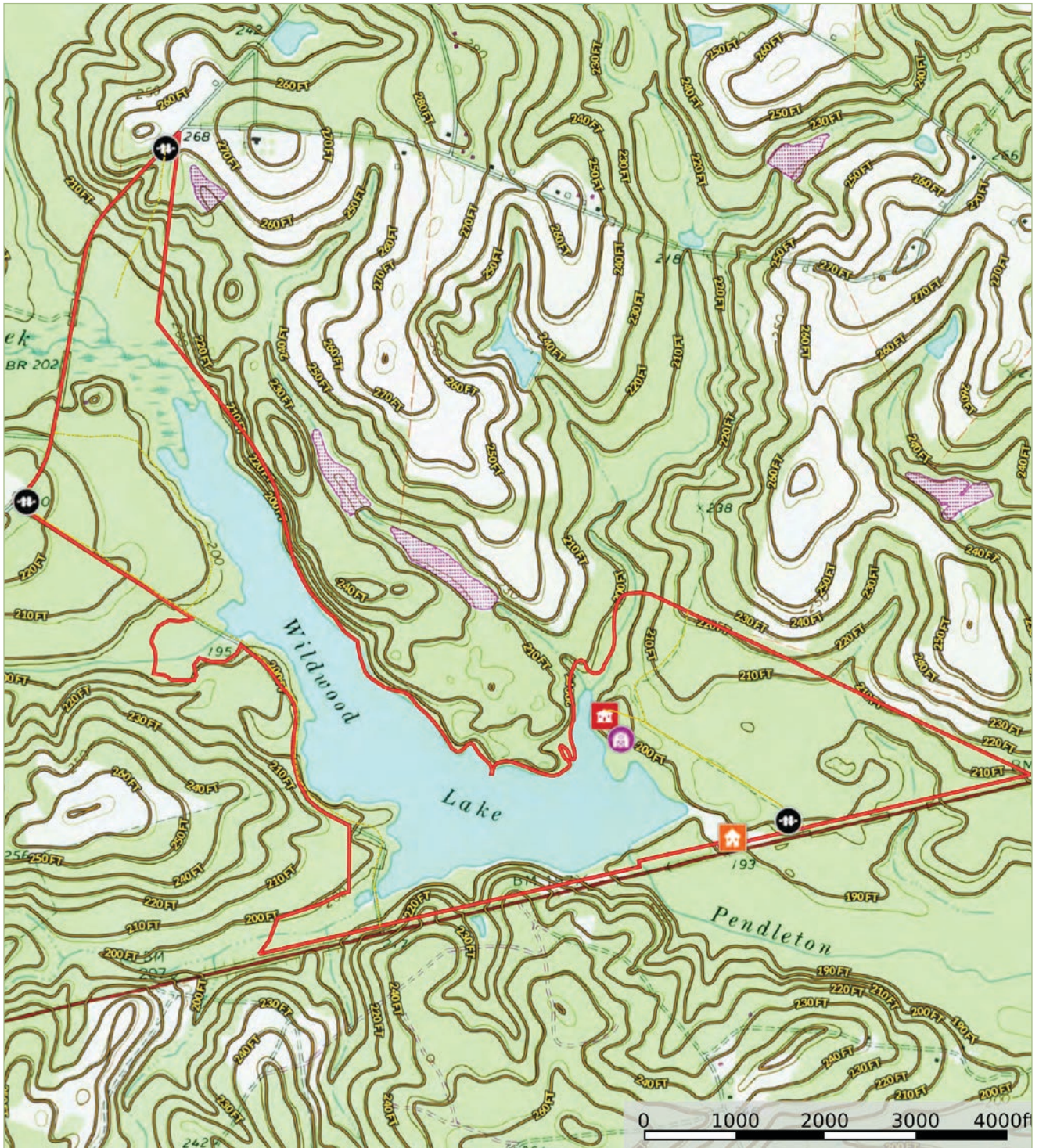
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WILDWOOD LAKE

TOPOGRAPHY MAP



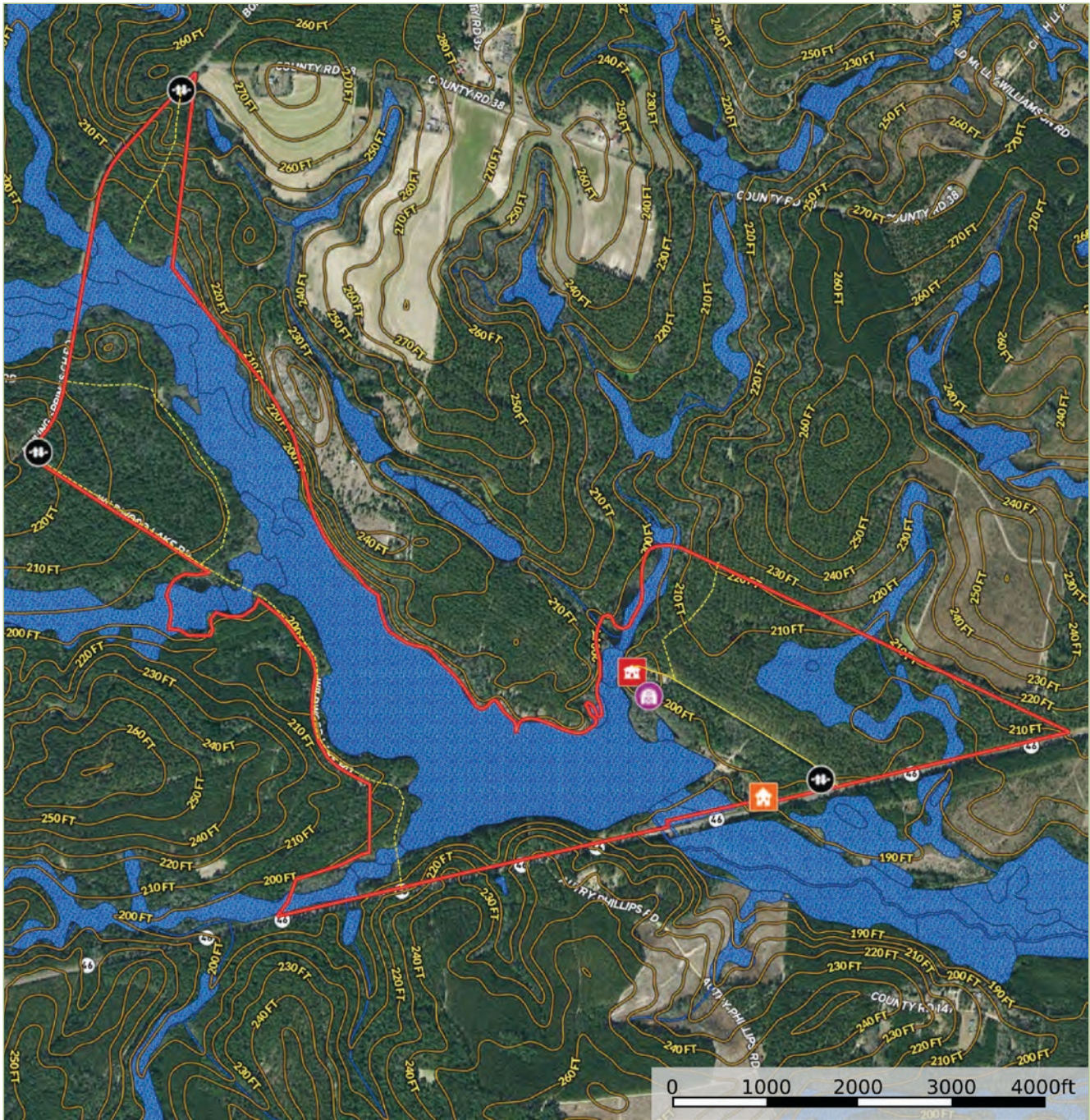
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WILDWOOD LAKE

WETLAND MAP



"If you have a passion for the great outdoors this is the property you need to see. Wildwood Lake is a one-of-a-kind property that encompasses year-round enjoyment while also giving the landowner an opportunity to manage a variety of different habitats & game species. Ducks, Deer, & Turkey this property has it all."

Jase Brooks, Listing Agent