

# HORSE CREEK FARM

140 ACRES | THOMAS COUNTY, GA

\$1,360,000

NEW



**HUNTER P. BRANT**  
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28 BROAD STREET, SUITE 204  
CHARLESTON, SC 29401



Real Estate Brokerage | Advisory & Consulting Services



# HORSE CREEK FARM

## PROPERTY OVERVIEW



### PROPERTY SIZE:

140 Acres +/-

### COUNTY:

Thomas County, GA

### PRICE:

\$1,360,000

### CATEGORY:

Estate Home & Farm

### PROPERTY TAX:

\$1,400 in 2022

## LOCALE

Thomasville and the surrounding region is known for its old growth pine forests, southern hospitality, rolling hills and a passion for wild quail hunting. There is a commitment here to a land management ethic that has preserved this area's natural beauty and set it apart. This area is unique to the United States and has been widely recognized as such as far back as the mid 1800's when wealthy northerners began coming here for its health benefits and began assembling large landholdings to pursue their interests in hunting and the outdoors. However, what is particularly rare in this area is a smaller oasis with all of the characteristics of its larger neighbors. Let us introduce you to Horse Creek Farm.

## LAND

The first thing we heard upon entering Horse Creek Farm this past summer was the wild bobwhite quail whistling throughout the pine forest. As you enter through its gated stone columns and proceed down the hill you come to the centerpiece of the property which is a 14 acre lake on Horse Creek with manicured magnolia, hickory, live oak and dogwood trees along the slope overlooking the lake. The farm has paved road frontage on 2 sides with white 3 board fence along Hwy 188. There is a pavilion overlooking the lake with a dock, along with a small cabin and a barn. A beautiful hardwood bottom sits in the center of the farm and separates the pine forests from the lake and homesite. Trophy largemouth bass up to 12 lbs have been caught in the lake and deer and turkeys can often be seen feeding along the far bank of the lake as they follow along Horse Creek. All of these characteristics sit on 140 acres of land just minutes north of charming downtown Thomasville in the small town of Ochlocknee, Georgia. We invite you to come and see this incredible property.

## PROPERTY HIGHLIGHTS

- 14 acre lake along Horse Creek
- Spillway re-constructed in 2023 to engineer's specifications
- 1 bed / 1 bath cabin
- Lakefront Pavilion with air-conditioned storage room
- Fire Pit
- Dock with boat launch
- Gated entry and 3-board fence
- Concrete floor state of the art 60'x40' pole barn
- Tree stands and feeders



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## PROPERTY PHOTOS



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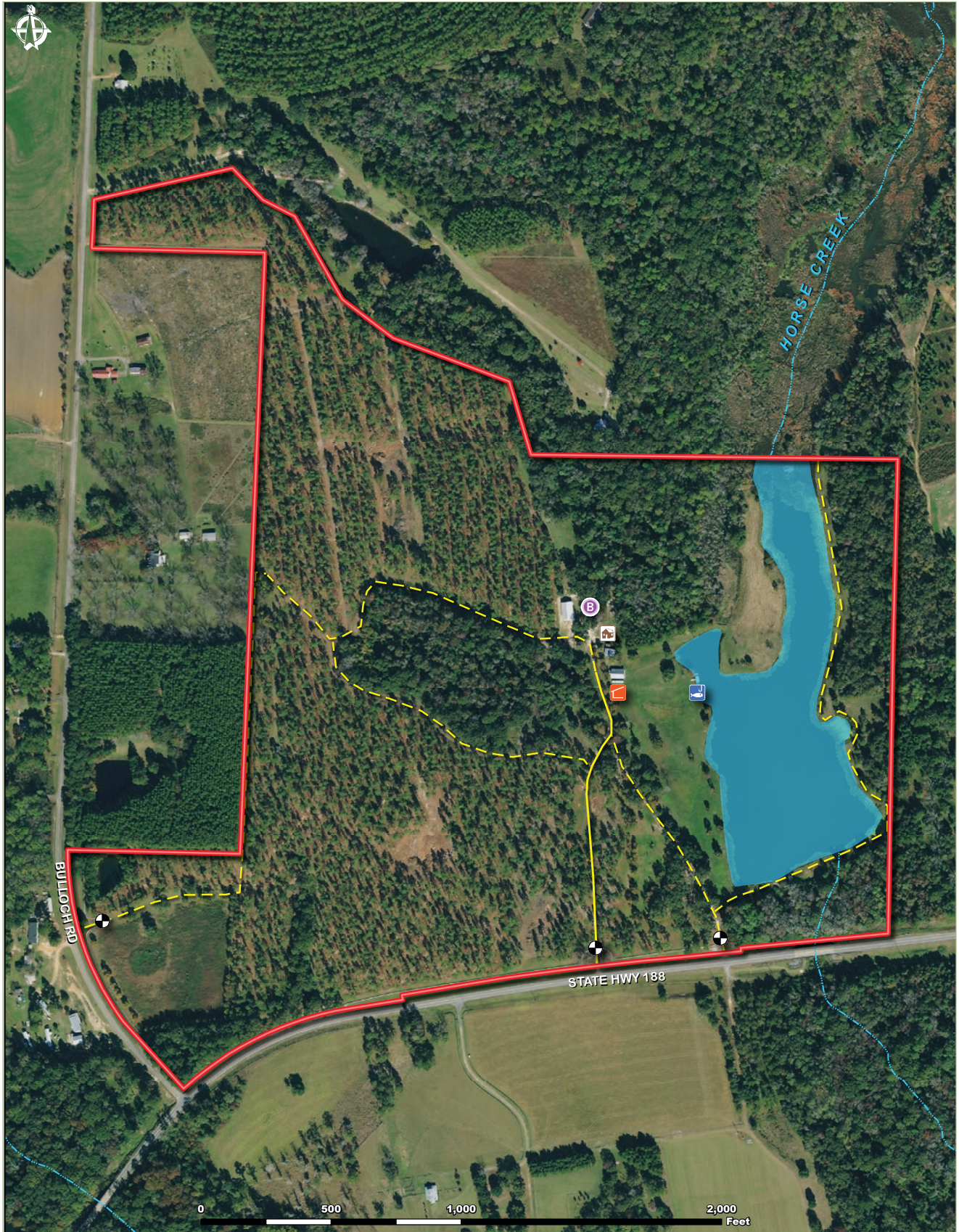
*“It is really hard to find all these aspects in one property and Horse Creek has to be one of the most peaceful, tranquil, enjoyable places we have ever had the privilege to sell. Being just minutes from Thomasville doesn't hurt either! This one does not disappoint.”*

Broker Comment – Hunter Brant, Listing Broker



# HORSE CREEK FARM

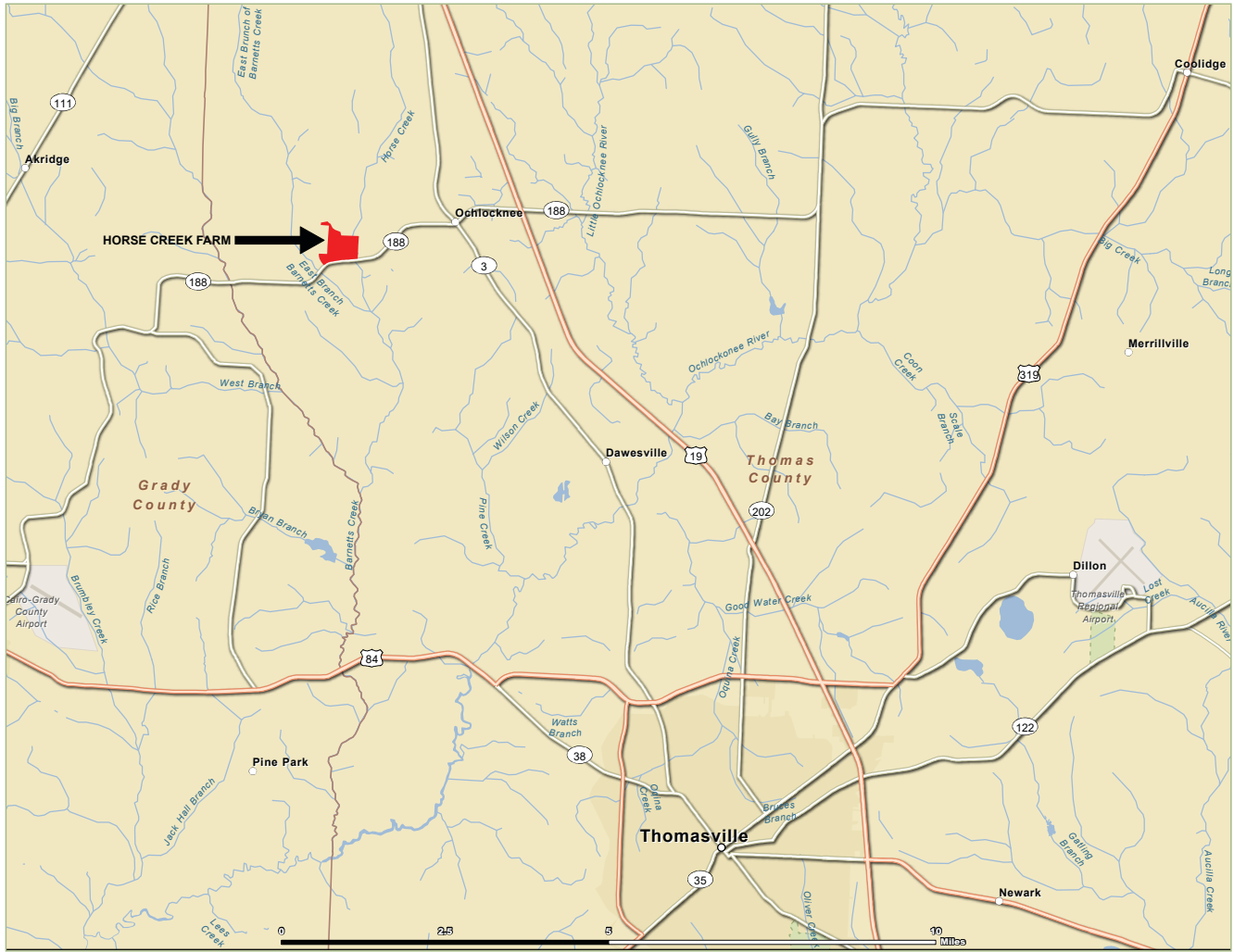
AERIAL MAP





# HORSE CREEK FARM

## LOCATION MAP



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