



SEA RANCH

198 ACRES | \$2,200,000 | THOMAS COUNTY, GEORGIA



BROKER COMMENT

"The Owner assembled multiple different parcels here in order to form the Sea Ranch. The finished product is arguably the most diverse and turn-key farm of its size available in the Red Hills. The Farm is the perfect mix of pines, hilltops, hardwoods, creeks and fields that give the property a beautiful change of scenery around every turn and is perfect for hunting, long walks, rides and enjoying the outdoors."

~ HUNTER BRANT, BROKER
OAKWOOD REALTY GROUP





TOP 5 PROPERTY QUALITIES

BY OUR MOST KNOWLEDGEABLE & DISCERNING CLIENTS



WATER



TIMBER CASHFLOW



WILDLIFE



GREAT NEIGHBORS



PRIVACY & SECLUSION

PROPERTY OVERVIEW

Sea Ranch is a high-quality recreational property with a diverse ecosystem spanning multiple different habitat types. The property is offered turn-key for hunting with a variety of summer and winter food plots, bow and rifle stands, wildlife tree orchards and various cover types already established.

Improvements include 2 fully renovated homes and a new construction lodge along with a 2-car carport and equipment barn. The “Lodge” has multiple uses, currently being used as a large master suite, it could also be an office or entertaining space. The carport contains an enclosed storage room for all your gear and the barn is newly constructed with plenty of room for all your equipment.

Located just outside the charming small town of Ochlocknee and just north of Thomasville, Sea Ranch has an ideal location for recreation and convenience to Thomasville.





PROPERTY SUMMARY

PROPERTY SIZE: 198 ACRES

PRICE: \$2,200,000

IMPROVEMENTS

- 1,300 SF Renovated home – 3 bed / 2 bath
- 700 SF Lodge with full bath plus a loft and carport with enclosed storage room
- 1,900 SF renovated home at Pecan Grove – 4 bed / 2 bath
- Equipment Barn

FEATURES

- Hilltop Dove Field with powerline
- 2 major creeks – Horse Creek forms the westerly and northerly boundary while a smaller branch bisects the farm
- 15 acre actively managed Pecan Grove
- Natural Duck Pond along Horse Creek
- Planted Slash Pine
- Natural Pine / Hardwood Forest
- Planted Longleaf Pine
- Creek Bottoms
- Rolling topography
- Paved Road Frontage

PROPERTY



PROPERTY





IMPROVEMENTS

1,300SF Renovated Home



IMPROVEMENTS

1,300SF Renovated Home





IMPROVEMENTS

700SF Lodge



IMPROVEMENTS

700SF Lodge





IMPROVEMENTS

1,900SF Renovated Home at Pecan Grove





IMPROVEMENTS

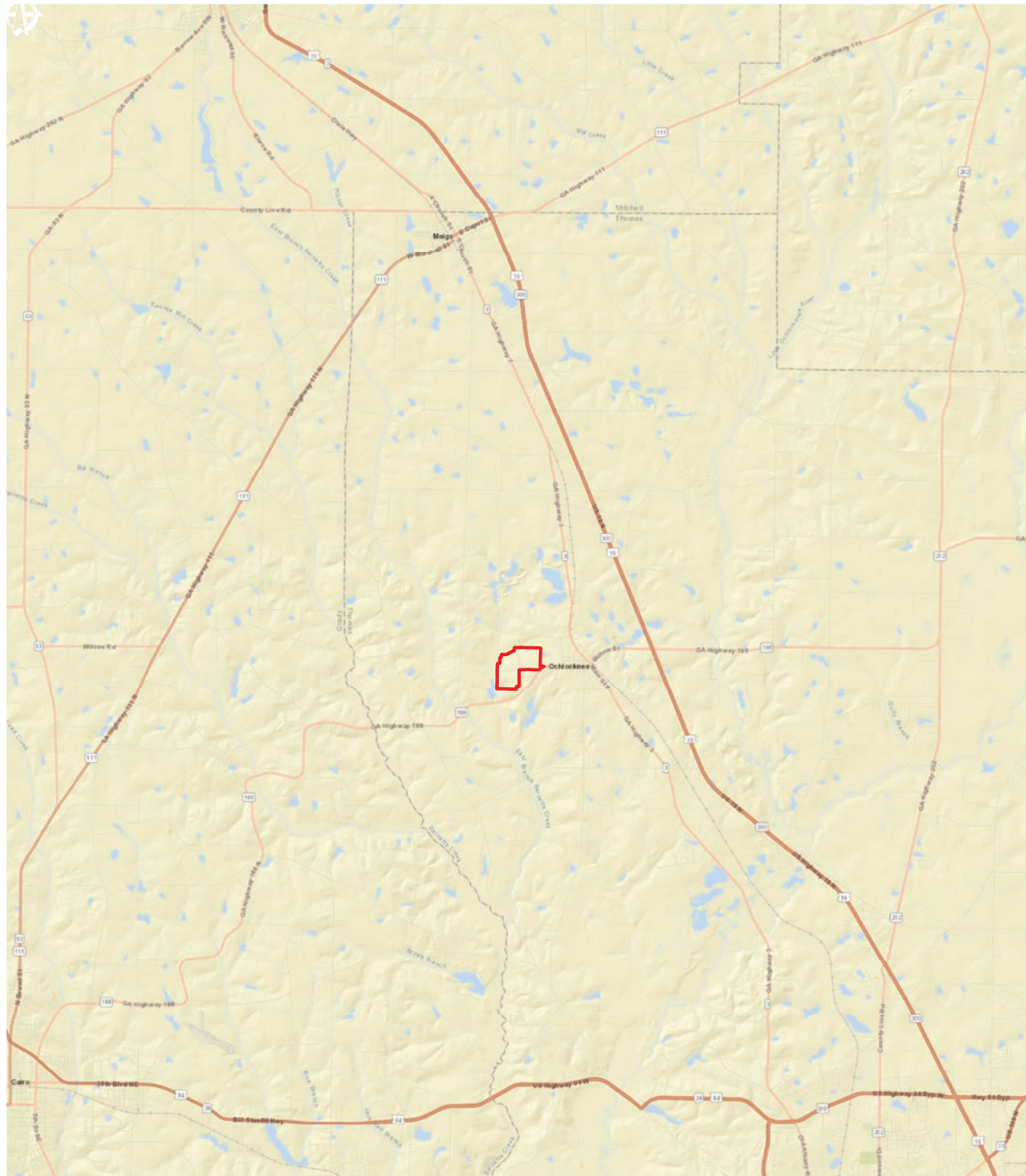
1,900SF Renovated Home at Pecan Grove



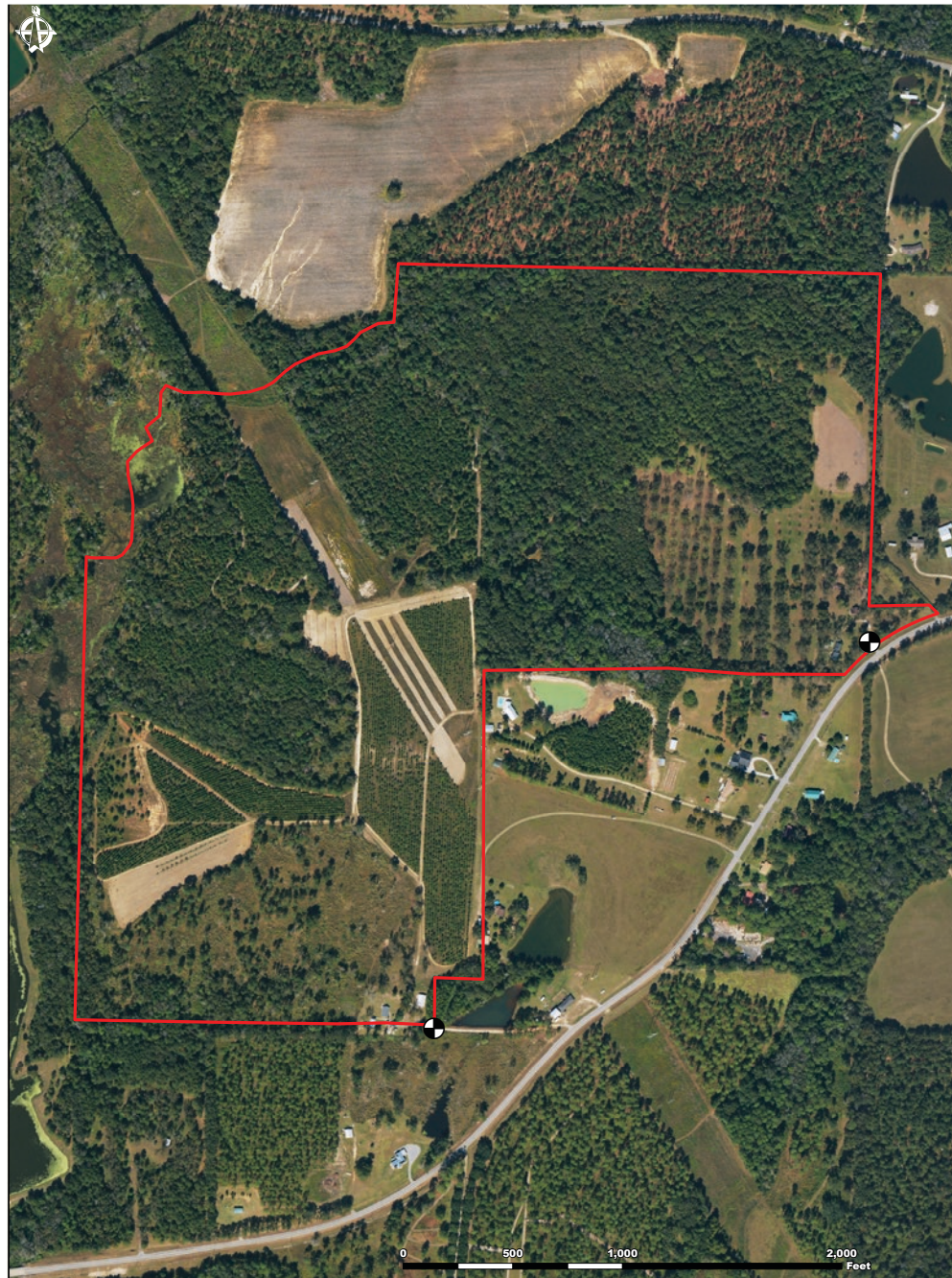
WILDLIFE



LOCATION MAP



AERIAL MAP





LISTING BROKER

HUNTER BRANT

904-813-4508

HUNTER@THEOAKWOODCOMPANIES.COM

OAKWOODREALTYGROUP.COM

Scan for online listing

