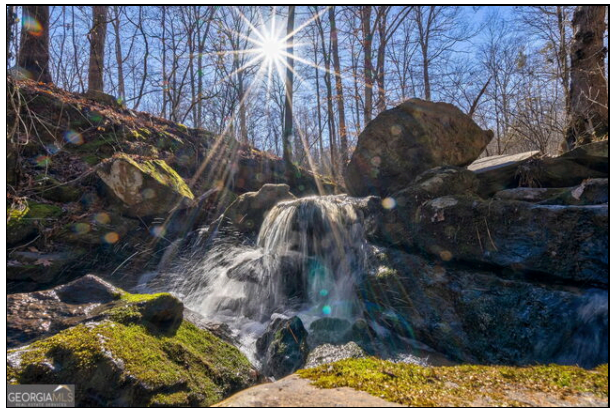


626 Ruffs Road
Carlton
Offered at \$954,545

- 191.49 Acres
- Mature Hardwood/Pines
- Well-Maintained House/Barns
- Great interior road system
- Potential Duck Habitat
- Interior Creeks/streams
- Long frontage Millstone Creek



Millstone Creek - Premier Hunting & Recreational Retreat If you're searching for pristine hardwoods and the ultimate hunting retreat, look no further than Millstone Creek-a turnkey haven for outdoor enthusiasts. This exceptional property offers everything needed for an unparalleled hunting and recreational experience. At the heart of the estate sits a well-maintained, cozy home, fully equipped with power, a well, and satellite service, ensuring immediate comfort and convenience. Two spacious barns provide ample storage for ATVs, tractors, and equipment, keeping you prepared for every adventure. Spanning two adjoining parcels, the landscape is a breathtaking mix of mature hardwoods and towering pines, fostering a thriving wildlife habitat. Rolling hardwood hilltops provide stunning treetop views, while the mature pines offer excellent cover for game. Several meandering creeks, including the namesake Millstone Creek, wind through the property, with the back border framed by scenic waters-creating prime duck habitat with the potential for an impoundment enhancement. A well-established internal road system allows easy access throughout the property, leading to strategically placed food plots and a rich collection of White Oaks and mast-producing trees, ensuring a steady draw for deer, turkey, and other game. As a finishing touch, a picturesque creek with multiple waterfalls invites you to unwind and soak in the peaceful sounds of nature.

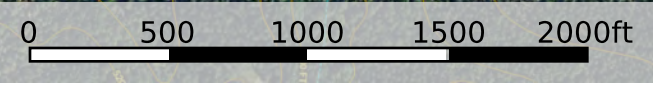


Mark Costello
Broker
Timberline Land & Farm
180 Green Hills Road
Athens, GA 30605
Office: (706) 207-5850
mark@timberlinelandandfarm.com
<http://www.timberlinelandandfarm.com>

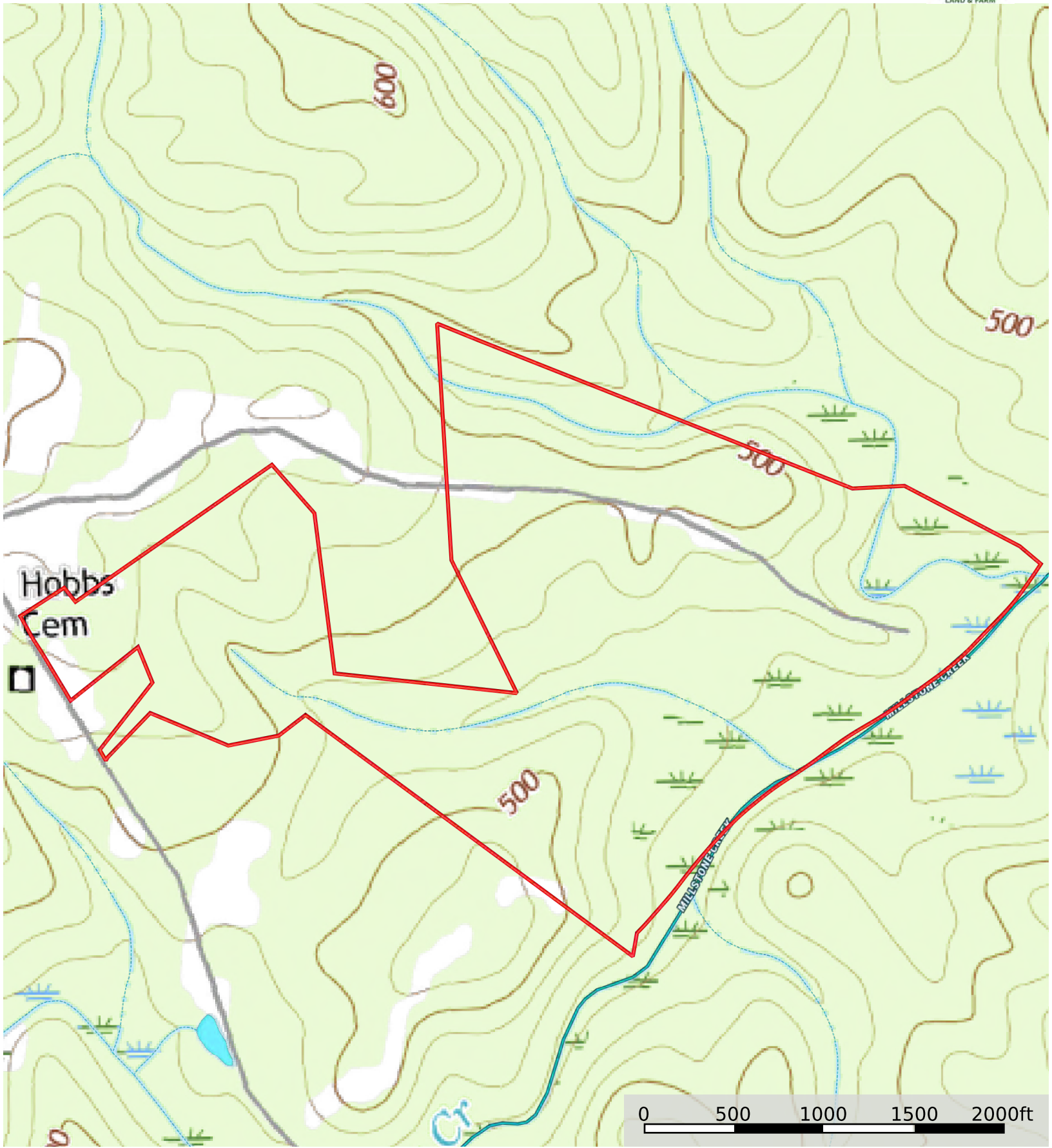


All measurements and figures are approximate. Source of information is deemed reliable, but not verified.









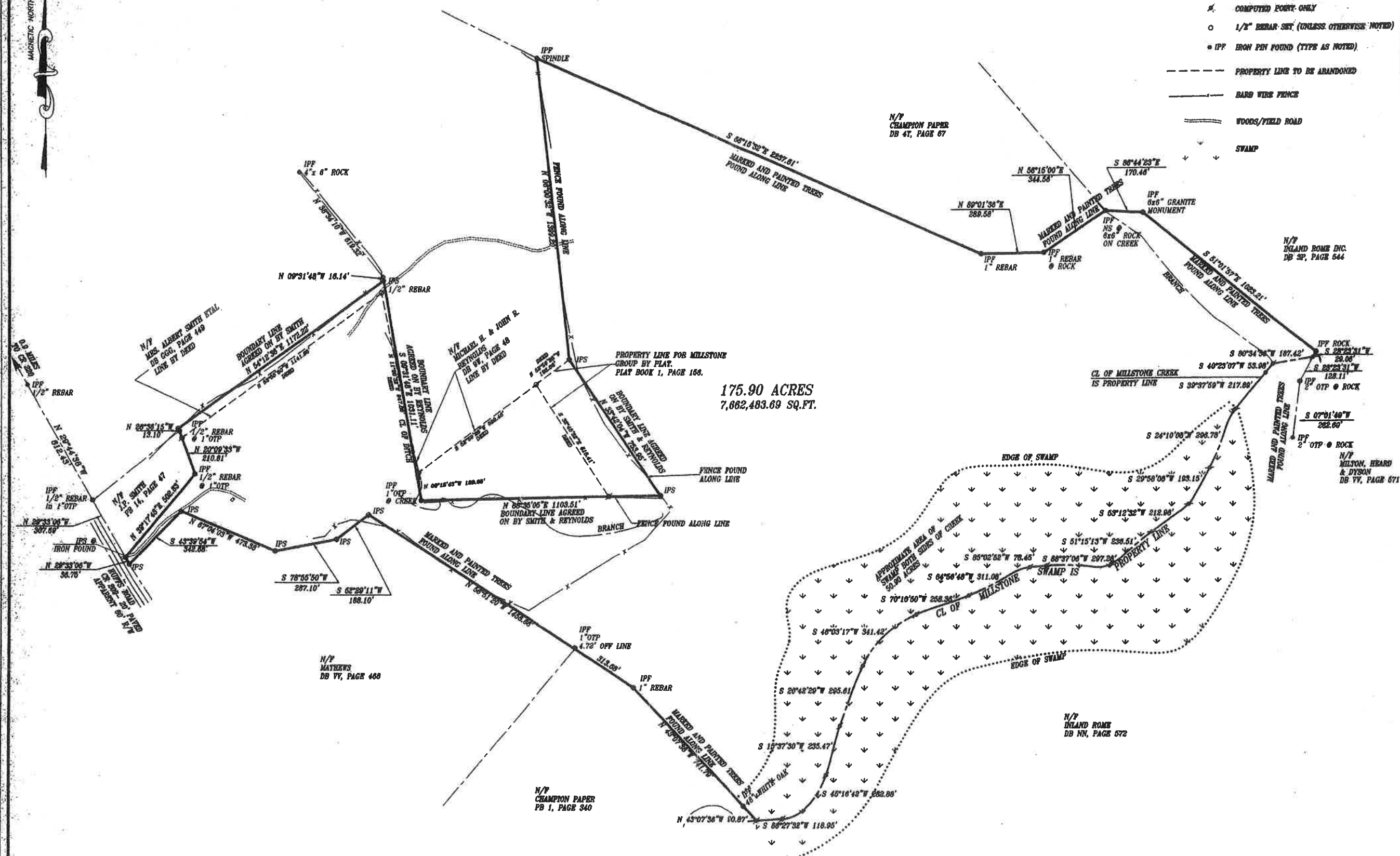
Hobbs
Cem

0 500 1000 1500 2000ft

-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body



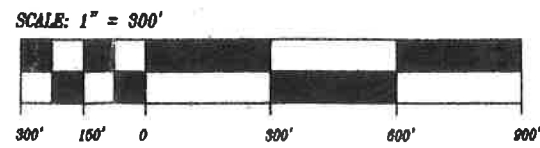
- COMPUTED POINT ONLY
- 1/2" REBAR SET (UNLESS OTHERWISE NOTED)
- IPF IRON PIN FOUND (TYPE AS NOTED)
- PROPERTY LINE TO BE ABANDONED
- BARS WIRE FENCE
- == WOODS/FIELD ROAD
- SWAMP



175.90 ACRES
7,862,483.69 SQ.FT.

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 8393 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,220,594 FEET.

- REFERENCES:**
1. SURVEY BY W.A. BROACH DATED FEB. 7TH 1917 PB 1, PAGE 19 OF THE OGLETHORPE COUNTY CLERK'S OFFICE.
 2. SURVEY BY W.A. BROACH DATED OCT. 21ST 1920 PB 1, PAGE 156 OF THE OGLETHORPE COUNTY CLERK'S OFFICE.



SURVEY FOR:	
MILLSTONE GROUP	
SURVEY BY:	
BRETT CHANDLER & ASSOCIATES, INC.	
DISTRICT: GMD 237	SURVEYED: 8-16-00
COUNTY: OGLETHORPE	DRAWN: 2-8-01
STATE OF GEORGIA	SCALE: 1"=300' BY: KJA
RUFFS ROAD	205 CHAPMAN PLACE ATHENS, GA 30606 PHONE & FAX 706-549-7395
A034 FB 2&3	