

Indian Creek
889 Wesley Chapel Road
Lexington, GA 30648

\$999,500
122.25± Acres
Oglethorpe County

This is not a survey this
is for visual purposes only



Indian Creek
Lexington, GA / Oglethorpe County

SUMMARY

Address

889 Wesley Chapel Road

City, State Zip

Lexington, GA 30648

County

Oglethorpe County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.876641 / -83.009047

Taxes (Annually)

\$2,046

Acreage

122.25

Price

\$999,500

Property Website

<https://timberlinelandandfarm.com/property/indian-creek/oglethorpe/georgia/93563/>



PROPERTY DESCRIPTION

Indian Creek Farm — Turnkey Recreational & Hunting Property Near Lexington, GA

Located just 7 miles from Lexington, 25 miles from Athens, and 28 miles from Watkinsville, the Indian Creek property offers a rare combination of convenience, privacy, and outdoor recreation. The tract features approximately 830 feet of paved frontage along Wesley Chapel Road, a gated entrance, and an extensive, well-maintained interior road system that leads to numerous food plots and shooting lanes.

The property's unique shape and layout make it feel much larger than its actual acreage, providing endless opportunities for hunting, hiking, UTV riding, and horseback riding. This turnkey farm is ready for immediate enjoyment and continued improvement.

Upon entering the gate, you'll notice a grain silo to your left and the well located near the front of the property. An improved road crosses the dam of the **2.5± acre spring-fed lake**, which is currently filling, and leads to a **40' x 60' metal barn**. The barn includes:

- An apartment with a bunk room and full bath (nearly complete)
- A 20-foot front shed roof with a concrete floor
- **An interior area stubbed for a processing room**
- Two large roll-up doors with automatic openers
- A rear shed roof for equipment storage
- Power and internet already in place

This property has been carefully managed for wildlife and comes equipped with:

- 4 Redneck blinds, 1 Haybale blind, 2 Redneck Ghillie blinds, 2 tripod stands, and 1 Millennium blind
- 3 Redneck feeders and 12 Boss Buck feeders
- A duck pond along Indian Creek, offering excellent waterfowl hunting

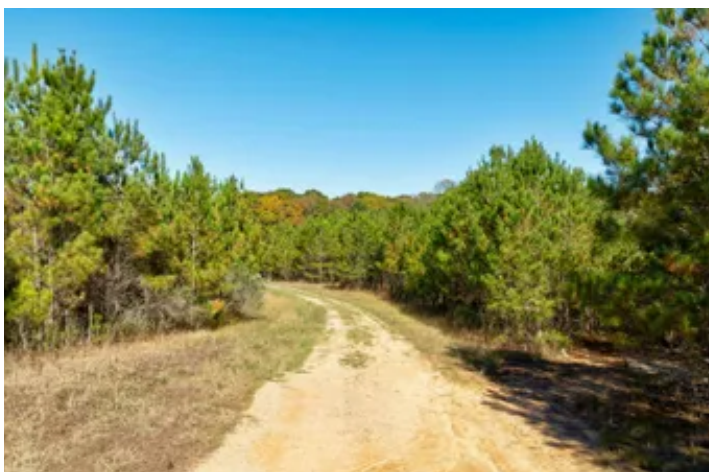
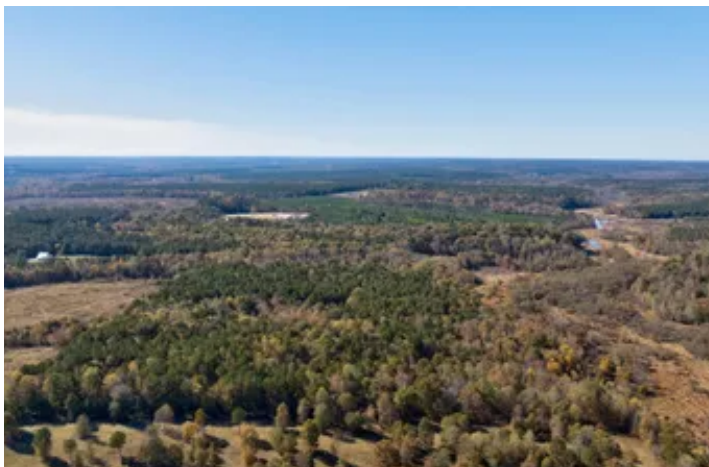
With a mix of **mature timber ready for harvest** and **approximately 40 acres of younger planted pines**, this property provides both recreational and investment potential. The diverse upland hardwoods serve as a natural attractant for deer and other wildlife, creating outstanding hunting opportunities.

For buyers seeking a ready-to-enjoy property, the seller is also offering an almost new **Kubota M6-141 tractor with front-end loader**, including a disk harrow and batwing bush hog — available for purchase in addition to the land.

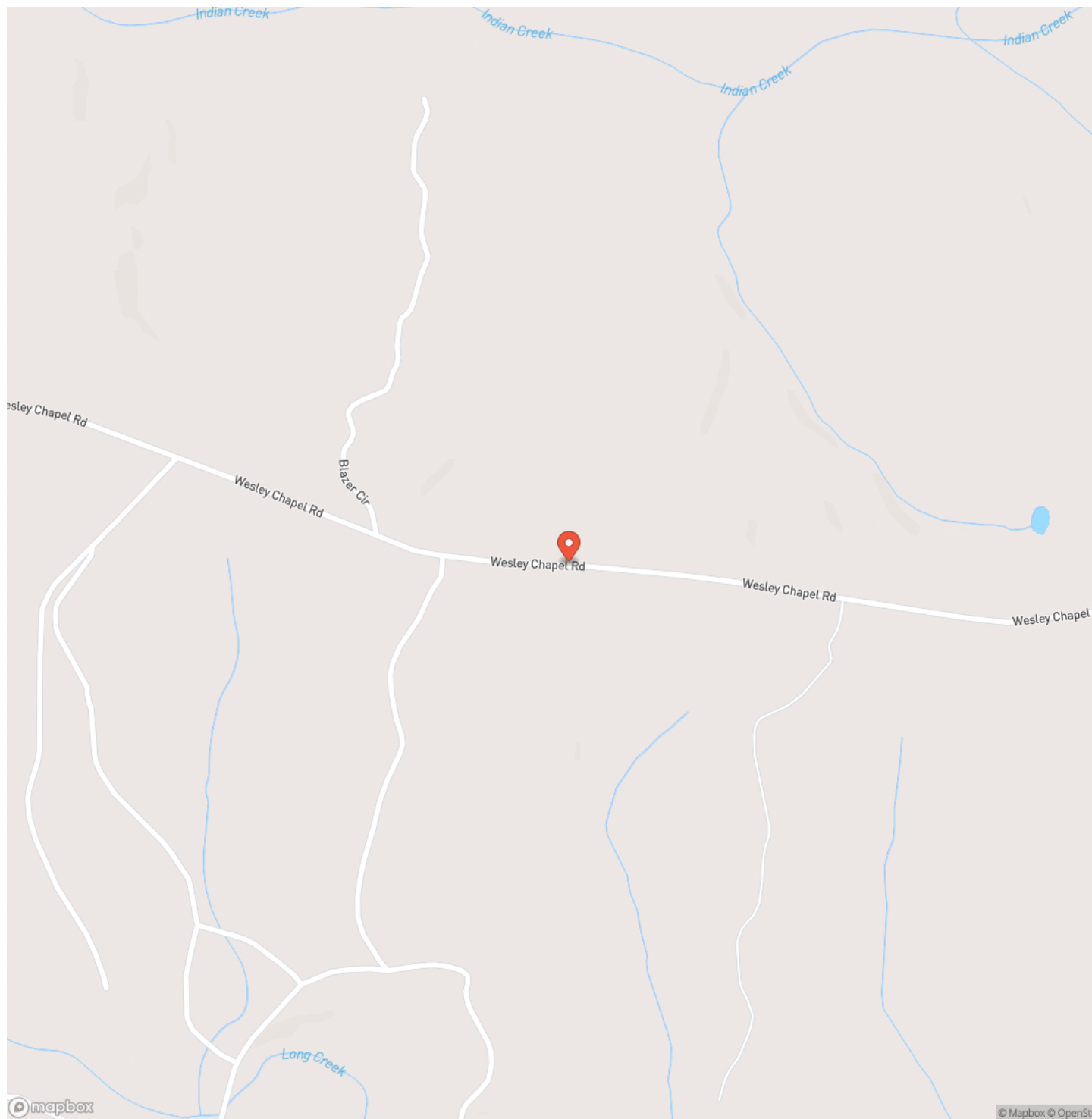
If you've been searching for a well-managed, turnkey farm where you can immediately begin enjoying the outdoors while adding your personal touch, look no further.

Contact Mark Costello to schedule a private tour of Indian Creek Farm today.

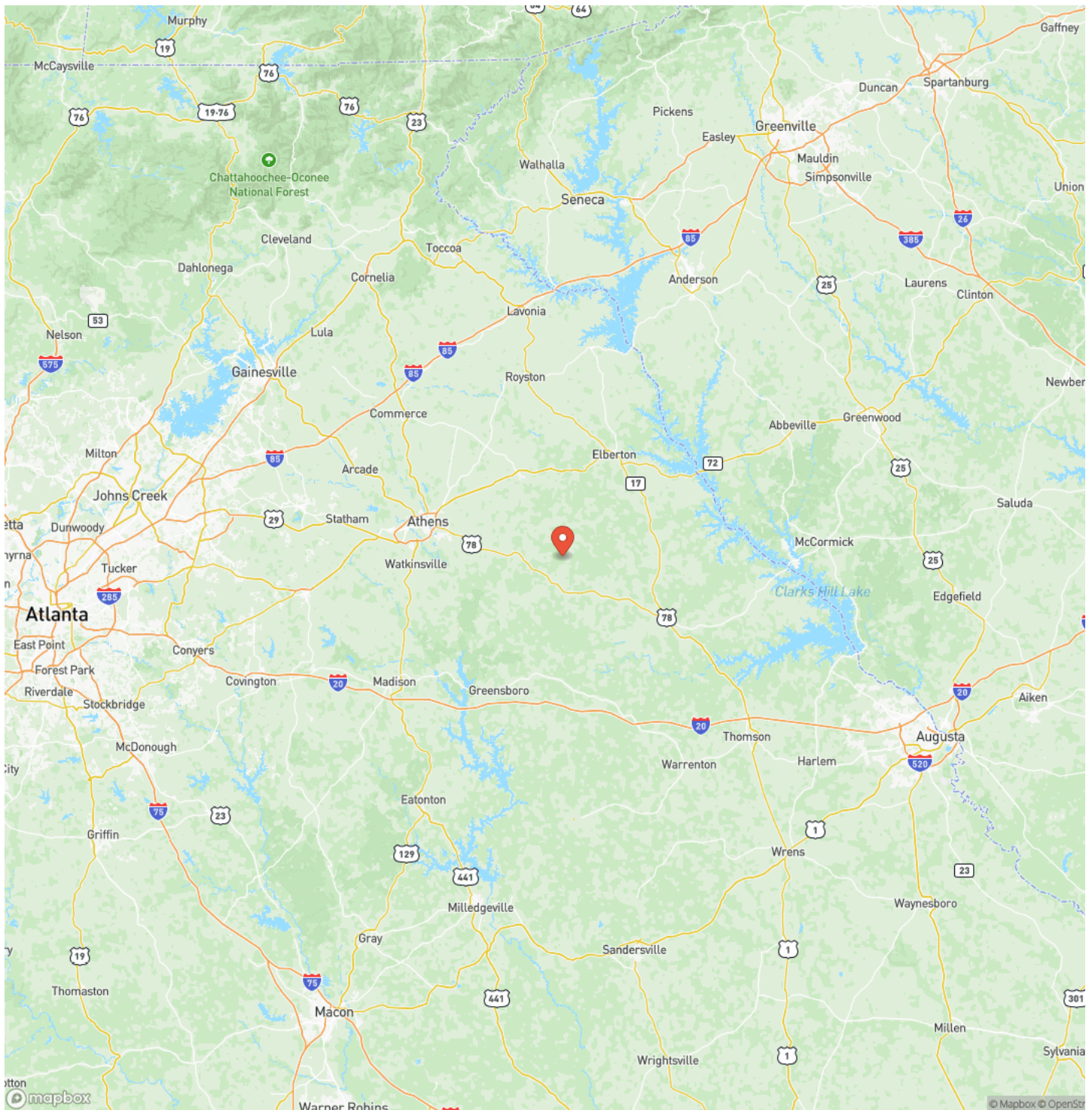
Indian Creek
Lexington, GA / Oglethorpe County



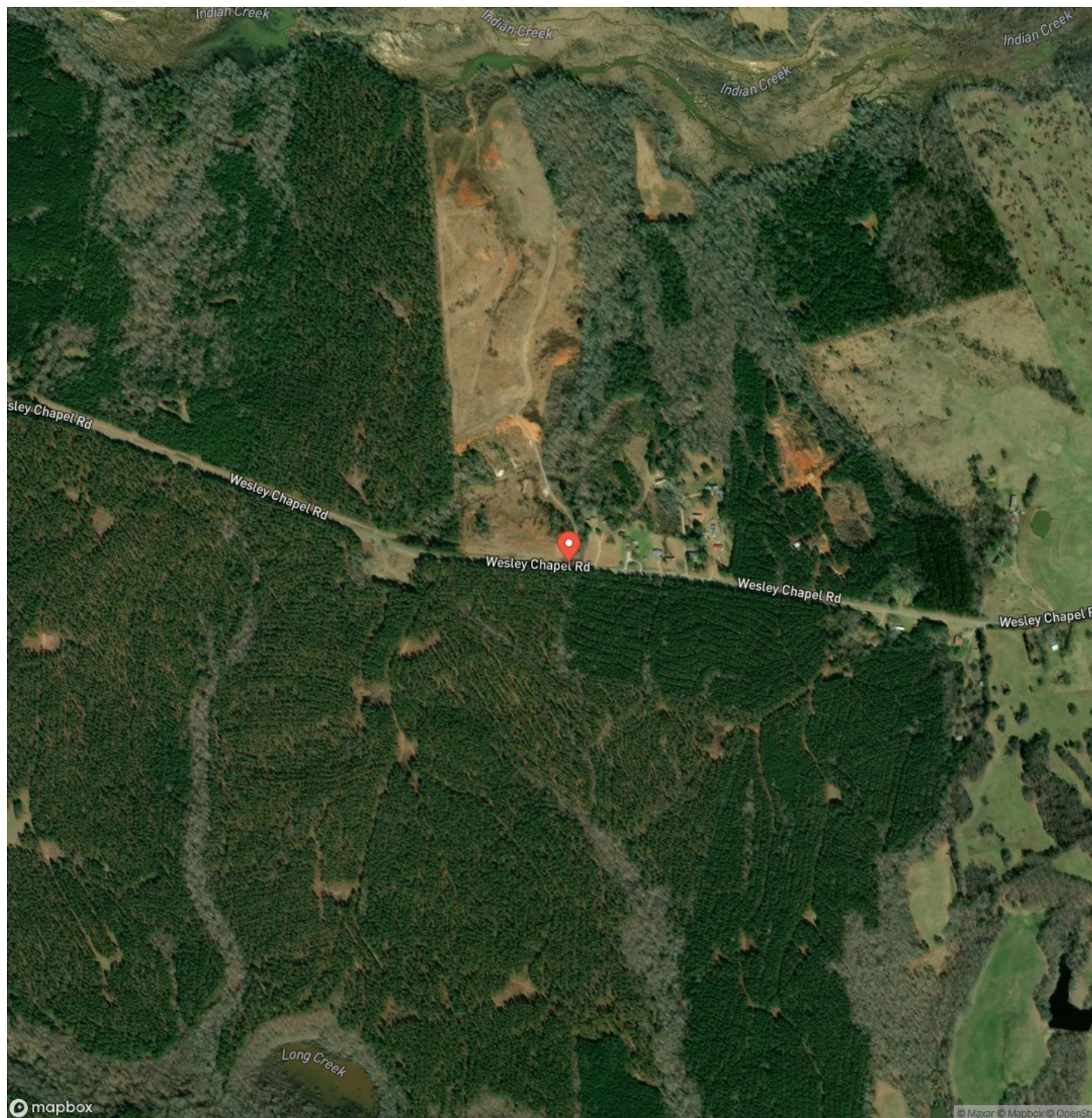
Locator Map



Locator Map



Satellite Map



Indian Creek
Lexington, GA / Oglethorpe County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Costello

Mobile

(706) 207-5850

Office

(706) 207-5850

Email

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Address

180 Green Hills Road

City / State / Zip

Athens, GA 30605

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Timberline Land and Farm
180 Green Hills Road
Watkinsville, GA 30605
(706) 207-5850
<https://timberlinelandandfarm.com/>
