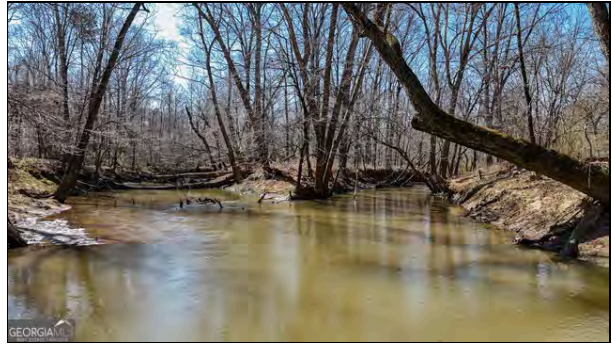


900 Sandy Cross
Washington
Offered at \$2,309,213

- 972.3 Acres
- 3+/- Miles Little River Frontage
- 2+/- Miles Kettle Creek Frontage
- Hardwoods, Planted Pines, Food plots
- Conservation Easement
- 1 parcel, 3 tracts cannot subdivide



Kettle Creek at the Little River presents a rare opportunity to own a historic and breathtakingly preserved property, safeguarded for generations to come. Nestled within a conservation easement in the heart of the Atlantic Flyway, this extraordinary land offers a harmonious blend of natural beauty, rich history, and practical utility. Spanning vast acres of diverse terrain, the property is a haven for outdoor enthusiasts. It allows for hunting, fishing, timber production, and cattle grazing, with three reserved homesites and the ability to construct barns. Approximately 40 acres are fenced and gated for cattle production, providing an excellent setup for livestock operations. Recently, approximately 170 acres have been replanted with NextGen pines, while over 50 acres are currently dedicated to hay production-an additional 80+ acres can be quickly converted for agricultural use, with even more land available for fields of your choosing. The balance of the property is a stunning mix of mature hardwoods and towering pines. Framed by over 3 miles of frontage along the Little River to the south and 2+/- miles along historic Kettle Creek, this land is steeped in history. The very banks of Kettle Creek bore witness to significant battles of the American Revolution (1775-1783), adding a profound sense of heritage to the property. At the southeastern tip, these two remarkable waterways converge, enhancing the land's natural allure. Numerous interior creeks and streams weave through the terrain, forming picturesque wetlands and prime duck habitats. Comprising three distinct tracts along Sandy Cross Road (4,700+ feet paved on both sides) and Quaker Springs Road (4,960+ feet paved on both sides), this property offers both accessibility and seclusion. A well and power are already in place at the hunting camp, making it an ideal setup for an outdoor retreat. While the land cannot be subdivided, it is perfectly suited for an exceptional hunting retreat, a private family compound, a corporate retreat, or a legacy estate that will be cherished for generations. Please do not enter the property without permission.



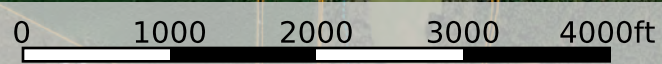
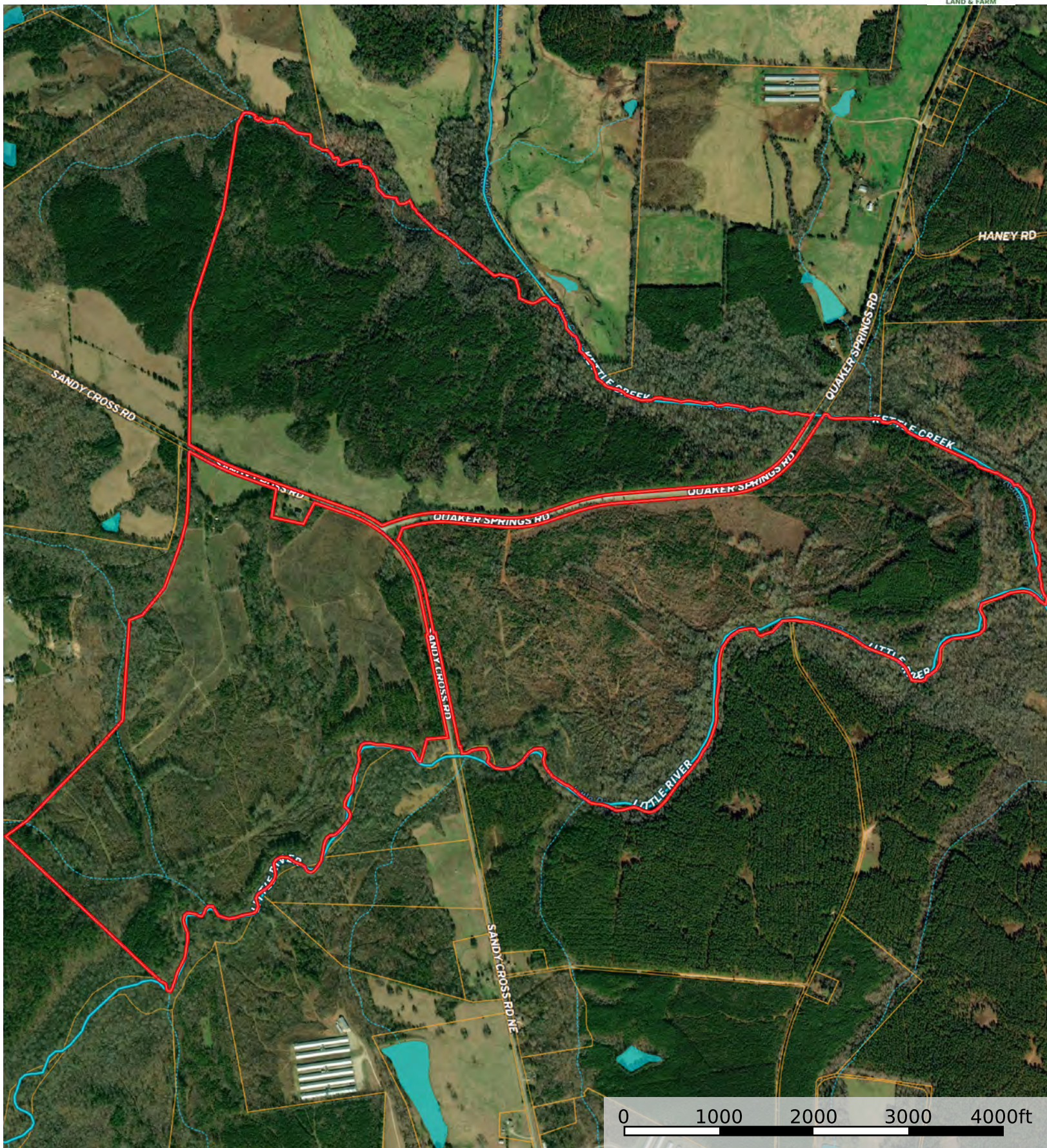
Mark Costello
Broker
Timberline Land & Farm
(706) 207-5850
mark@timberlinelandandfarm.com
<http://www.timberlinelandandfarm.com>



Timberline Land & Farm (706) 207-5850

Kettle Creek at the Little River

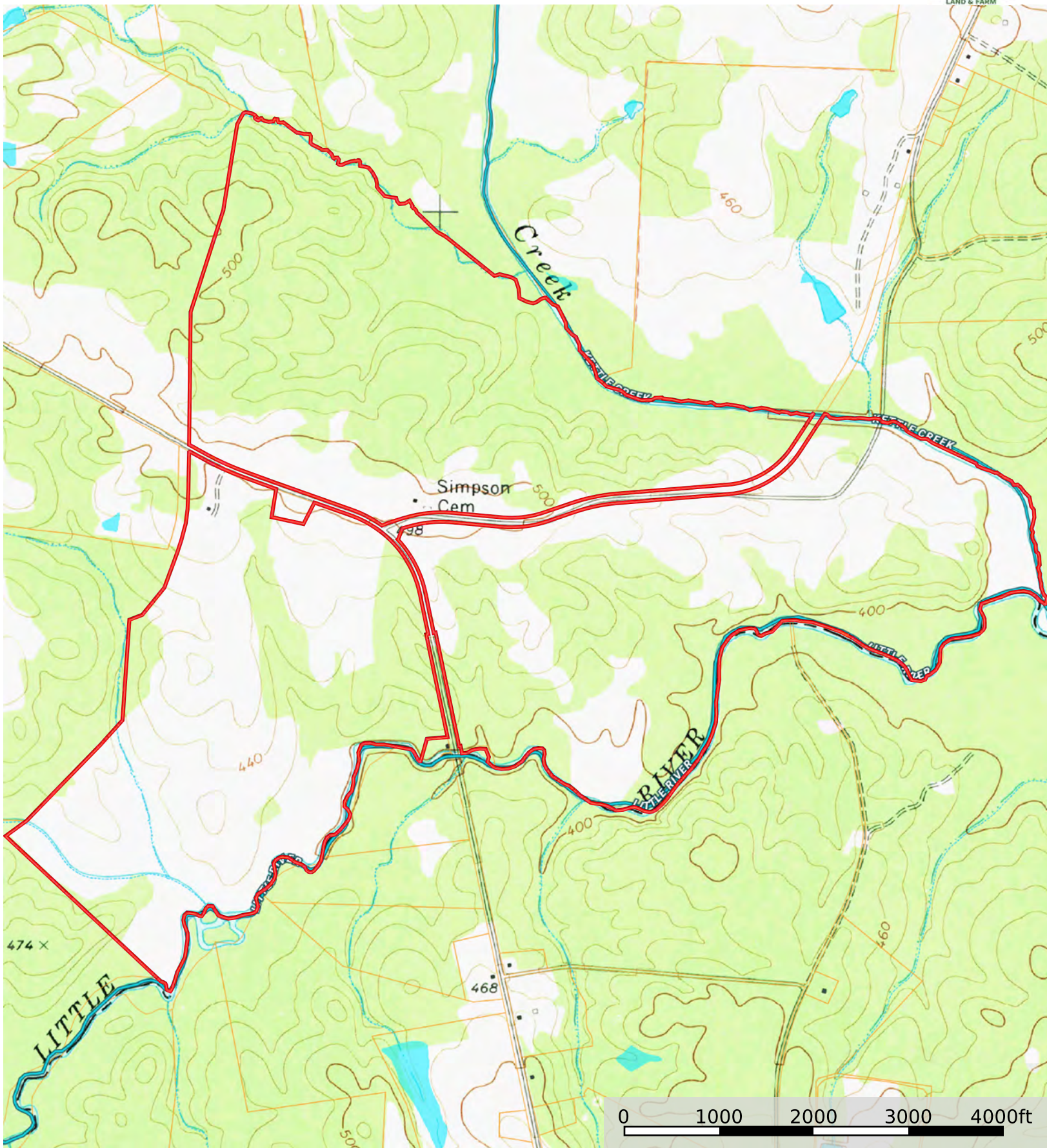
Georgia, 972.3 AC +/-



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

Kettle Creek at the Little River

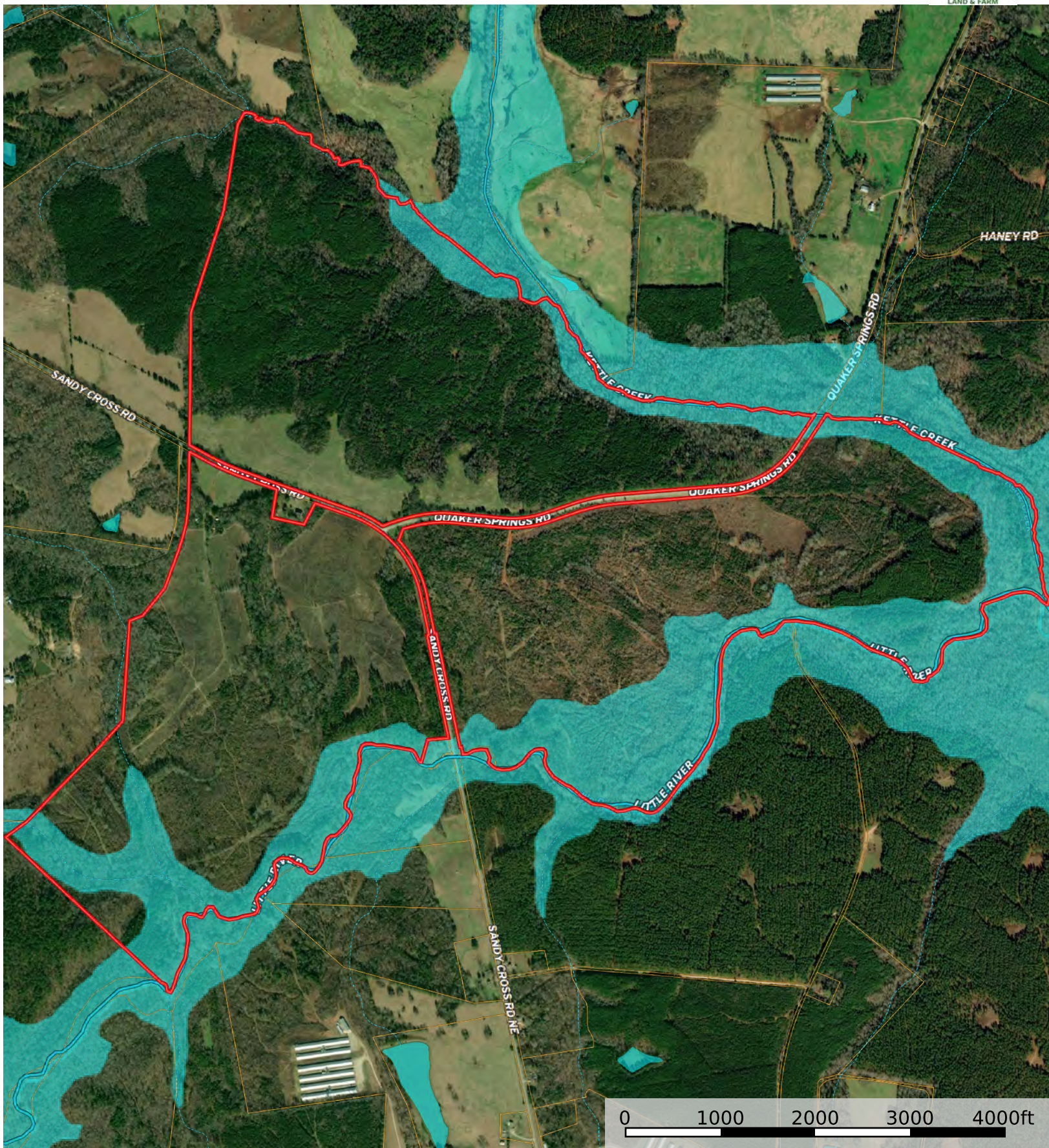
Georgia, 972.3 AC +/-



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

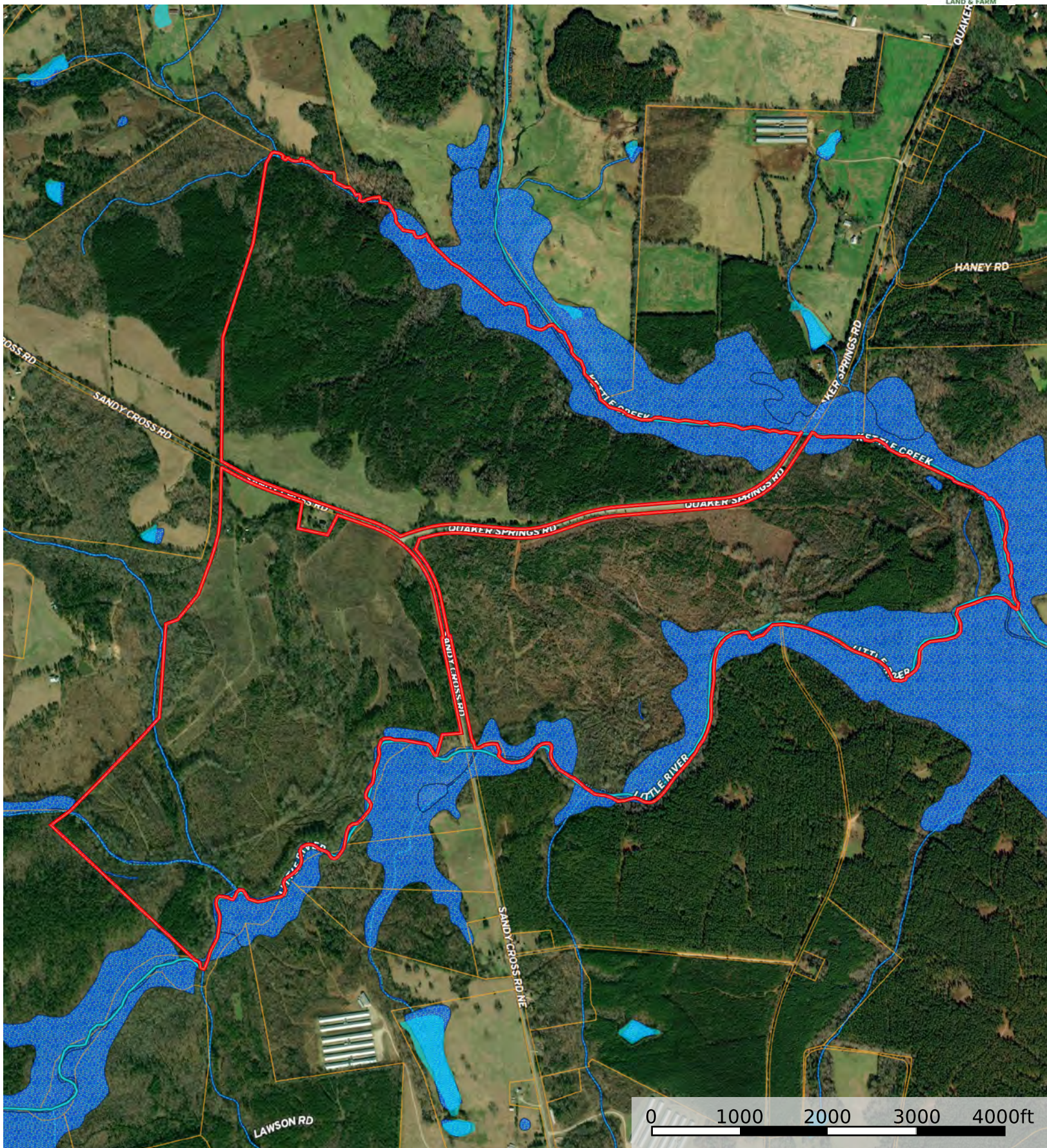
Kettle Creek at the Little River

Georgia, 972.3 AC +/-



Kettle Creek at the Little River

Georgia, 972.3 AC +/-



Kettle Creek at the Little River

Georgia, 972.3 AC +/-

