

1640 Smith
Sparta
Offered at \$231,668

- 58.65 Acres
Frontage along Sheep Creek
Duck pond
Interior Creek
Large food plots
Hunting cabin
Equipment barn



Incredible Turn-Key Hunting Property with Double Dirt Road Frontage Located between Sparta and Milledgeville, this exceptional hunting property offers everything an outdoor enthusiast could desire. The land features a well-maintained hunting cabin with a well and outhouse, providing a comfortable retreat for your excursions. Additionally, there is a storage shed equipped with an outdoor sink and skinning rack for added convenience. A centrally located pole barn offers ample space to store your tractor and implements, while an extensive internal road system provides easy access throughout the property. Several large, strategically placed food plots enhance the hunting experience, ensuring a steady flow of wildlife. The property boasts a diverse landscape with mature white oaks and upland hardwoods, creating an ideal habitat for game. An interior stream runs through the land, complemented by Sheep Creek, which flows along the back border, with an additional branch marking the eastern boundary. For added recreational value, a powerline easement along Sheep Creek Road provides additional open space. The property also features younger planted pines, offering future timber potential.



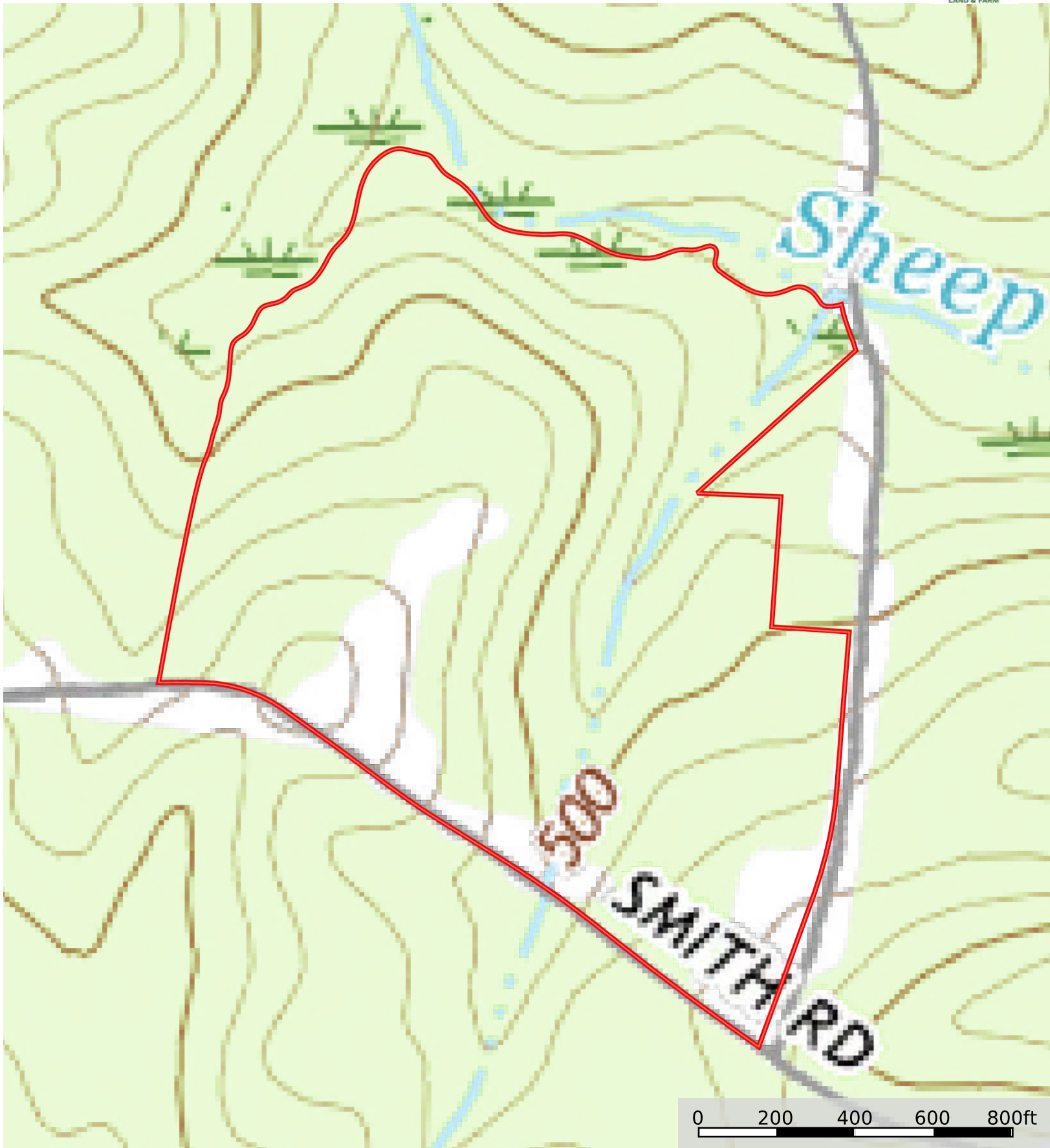
Mark Costello
Broker
Timberline Land & Farm
180 Green Hills Road
Athens, GA 30605
Office: (706) 207-5850
mark@timberlinelandandfarm.com
<http://www.timberlinelandandfarm.com>



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



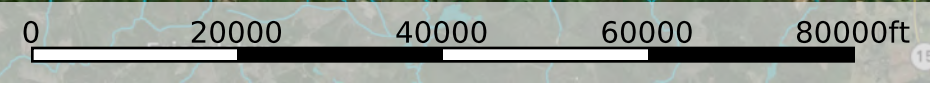
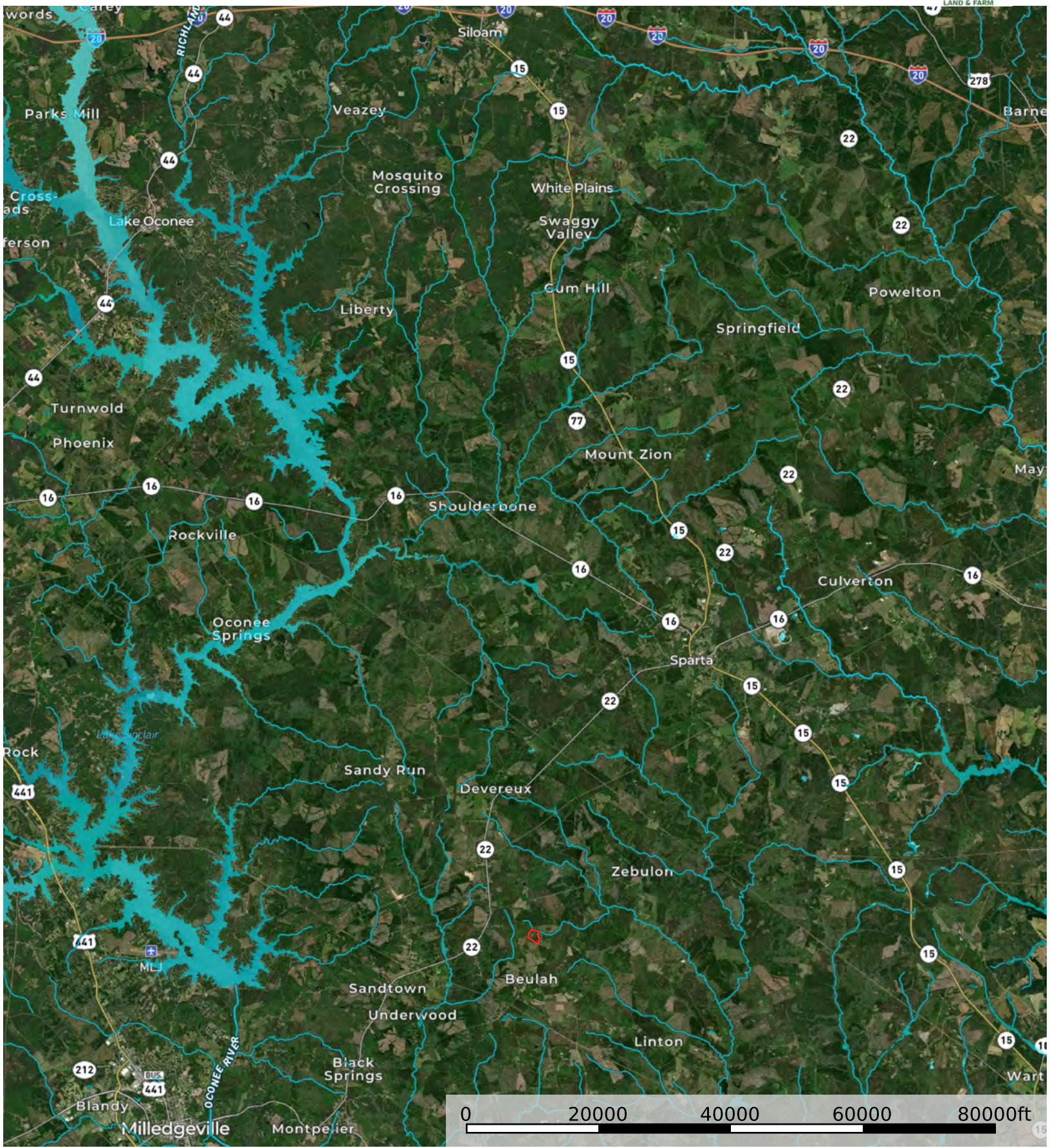




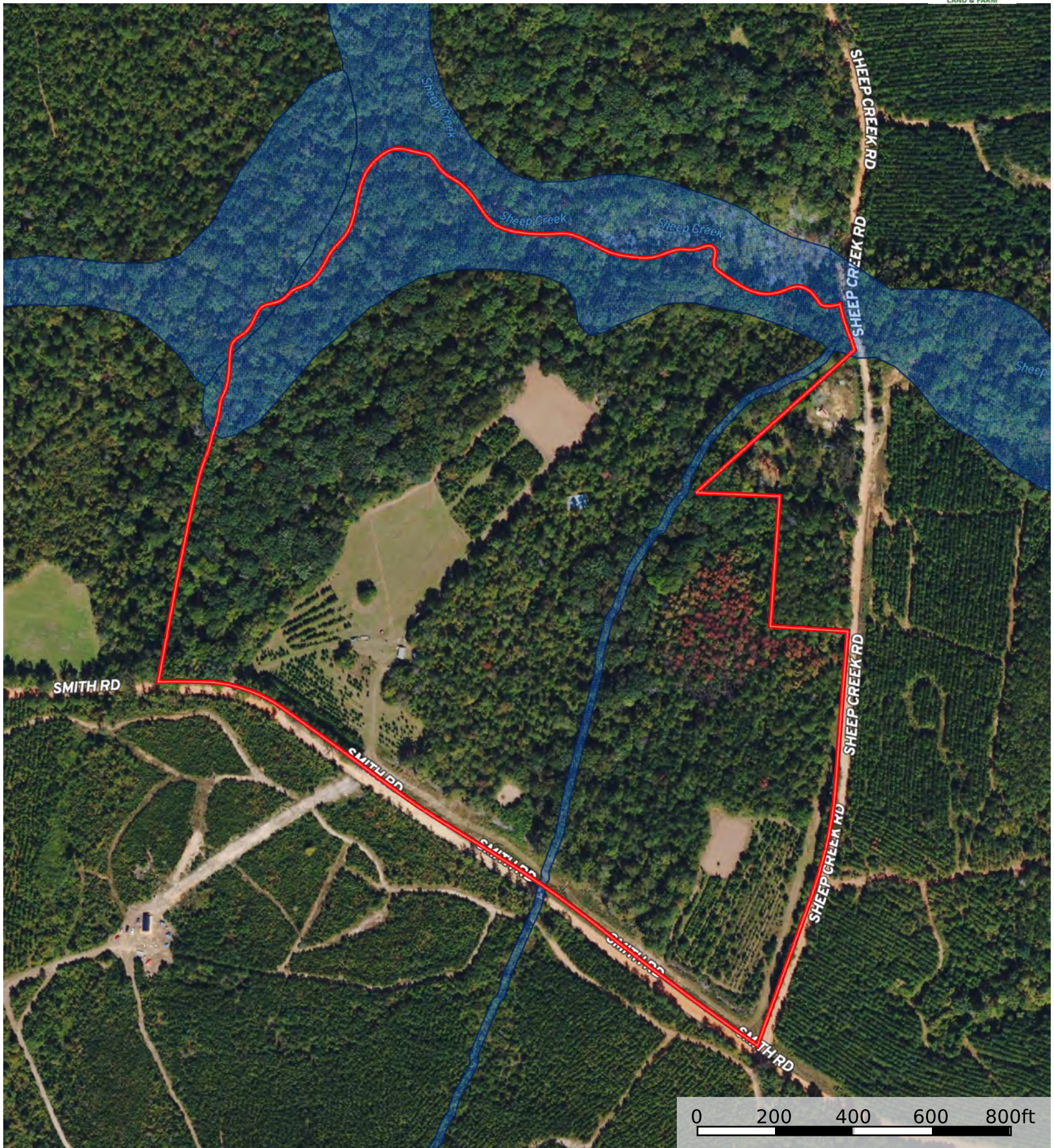
 Boundary

Sheep Creek

Hancock County, Georgia, 58.65 AC +/-

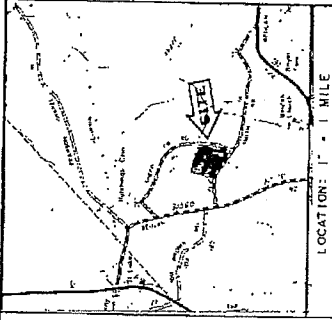


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Entered of Record this 9th day of May, 2003, LeRoy S. Wiley, CSC

GRAPHIC SCALE - FEET
 SCALE 1"=150'
 PIEDMONT SURVEYING COMPANY, P. O. BOX 208 CRAWFORD, GEORGIA TEL 706-743-8634 FAX 706-743-378



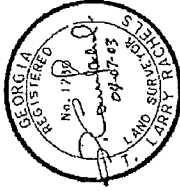
LOCATION: 1" = 1 MILE
 PARTY CHIEF: LARRY H. MAY G.A.L.S.I.T. 745
 ASSISTANTS: THOMAS L. MAY G.A.R.L.S. 2825
 MATTHEW K. HOUSE

NOTES:
 BRANCH TRAVERSE POINTS ARE BOUND NAILS MAINTAINED 45' WIDE SHEEP MAINTAINED 45' WIDE SHEEP MAINTAINED 45' FENCE POST SET IN FLOODED AREA FOR LINE LOCATION.
 D TO WIPD
 S 61° 12' 23" W 381.91'

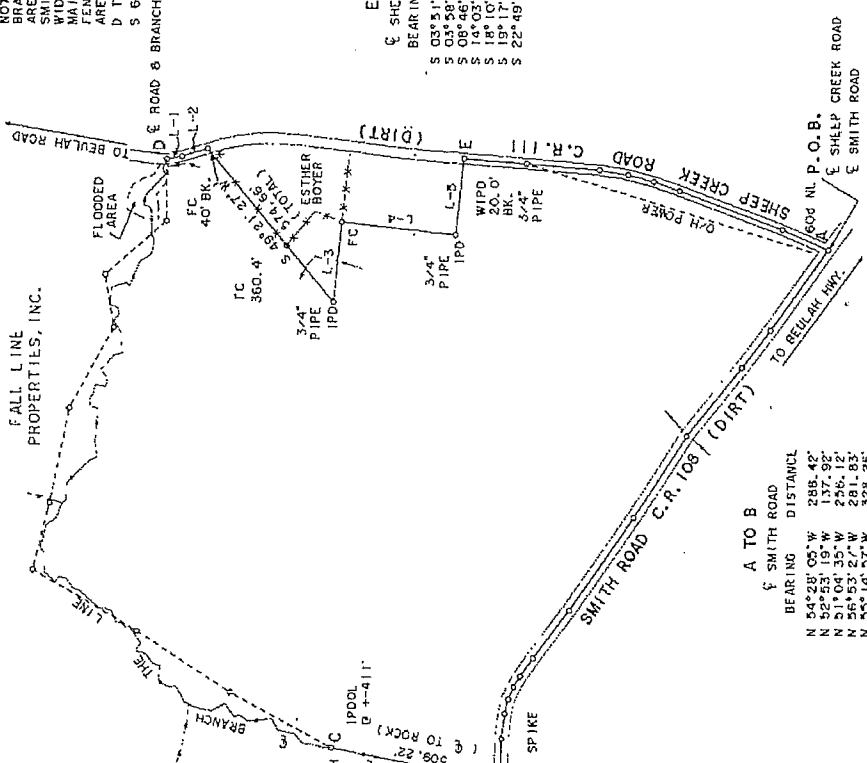
E TO A	
BEARING	DISTANCE
S 03° 51' 11" W	185.60'
S 03° 58' 34" W	212.73'
S 16° 05' 24" W	45.89'
S 18° 10' 08" W	79.48'
S 19° 17' 58" W	322.89'
S 22° 49' 40" W	146.40'

4-10-03 APPROVED
 HANCOCK CO ZONING ADMINISTRATOR

IPD..... IRON PIN DRIVEN
 WIPD..... WITNESS IPD (1/2" REBAR)
 FC..... CHAIN LINK FENCE CORNER
 IPDOL..... IPD ON LINE (1/2" REBAR)
 Field data error of closure 1/14,000'.
 Angle adjustment per least squares.
 Traverse adjusted by least squares.
 S&P CIRCULAR OF CLOSURE 1/286,083.
 This survey was performed using a Topcon 575 3d or 3d surveying instrument. The instrument was calibrated by the manufacturer (Duck).
 Magnetic declination at the time of this survey was 10.00' East.
 Unless otherwise noted, there are no monuments within 500 feet of this survey unless otherwise noted.
 In my opinion, this plot is a true and correct representation of the land described and has been prepared in conformity with the laws and regulations of the State of Georgia.
 Registered Professional Land Surveyor
 No. 1798
 LARRY H. MAY
 WASHINGTON, GEORGIA 30024
 (706) 465-3941



L. H. MAY, Surveyor
 G.A. RLS #1720



C TO D

BEARING	DISTANCE
N 27° 34' 15" E	439.79'
N 32° 22' 31" E	324.39'
N 25° 20' 26" E	353.94'
S 75° 37' 49" E	198.81'
S 78° 26' 14" E	277.38'
S 61° 02' 26" E	266.48'
S 47° 03' 27" E	238.27'
N 89° 39' 56" E	176.88'

E TO A

BEARING	DISTANCE
S 03° 51' 11" W	185.60'
S 03° 58' 34" W	212.73'
S 16° 05' 24" W	45.89'
S 18° 10' 08" W	79.48'
S 19° 17' 58" W	322.89'
S 22° 49' 40" W	146.40'

A TO B

BEARING	DISTANCE
N 54° 28' 05" W	288.42'
N 52° 53' 19" W	137.92'
N 51° 04' 35" W	256.12'
N 56° 53' 27" W	281.83'
N 55° 14' 37" W	328.76'
N 52° 49' 50" W	170.43'
N 58° 48' 20" W	38.43'
N 63° 35' 31" W	39.28'
N 75° 59' 35" W	43.05'
N 82° 37' 02" W	73.51'
N 88° 52' 03" W	87.14'
N 87° 20' 04" W	36.62'

AREA TABULATION

AREA IN TRAVERSE.....	66.87 ACS.
AREA TO BRANCH.....	0.22 ACS.
NET AREA.....	66.65 ACS.

SURVEYED FOR:
MARK J. TOLCHER
 &
KELLY L. TOLCHER
58.65 ACRES (NET)
 (17th G.M.D.)
 HANCOCK COUNTY, GEORGIA
 SCALE: 1" = 300 FEET
 DATE: APRIL 1, 2003

F:\DATA BOYER, CHD TOLCHER, PL 1