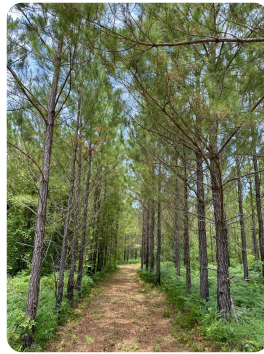




Crooked Branch Creek Timber & Hunting

162.54 +/- Acres | Dodge County, GA | \$748,984.32



ADDRESS

0 Jim Pruett Rd.
Eastman, GA 31023

LOCATION

From Eastman head NE on Hwy 117, turn left on page st, turn right onto 9th Ave/Jim Pruett Rd, destination is on the left.

PROPERTY SUMMARY

This 162+/- acre tract located in Dodge County, Georgia, offers a prime opportunity for timber investment, hunting and recreational use. The property features a mix of mature and young timber stands, rolling topography, and a seasonal creek, making it ideal for buyers seeking land with income potential and diverse habitat.

Key Features: 50+/- Acres of merchantable pine plantation - ready for thinning or full harvest, providing near term timber income. 67+/- Acres of Pre-Merchantable Pine Timber - excellent long-term timber growth and investment potential. 45.5+/- Acres of Hardwood Bottomland

Situated along Crooked Branch, the creek offers seasonal water flow, wildlife habitat, and scenic creek frontage. The gently rolling hills throughout the property create multiple potential homesites, food plot locations, and strong internal access. An abundance of Deer, turkey, and small game thrive in the diverse mix of upland pine and bottomland hardwood, making this property a fine hunting and r

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