



**AFM
REAL ESTATE**

Ogle Farms Flint River Bainbridge, GA.

Ogle Farms “A Flint River Jewel”

42 +/- Acres
\$411,600 or \$9800/Ac.
Decatur County, Georgia

The Offering:

Nestled along the east bank of the iconic Flint River in Decatur County, Georgia. This exceptional 42-acre estate represents a once-in-a-generation opportunity to own an affordable piece of one of the South’s most iconic waterways. The Ogle Farm along the Flint River is an ideal recreational and hunting tract with an excellent interior road system access all areas of the property. The timber consists of mature pines and hardwoods providing immediate and long-term income potential.

Attributes:

- 42 Acres of mature hardwoods and pines;
- Over 700 feet along the Flint River;
- Paved road frontage.
- Hunting Cabin with barns and workshop;
- Excellent hunting, fishing and family retreat;
- Food plots
- Paved frontage along East River Rd.
- Minutes to Downtown Bainbridge, GA.

Broker Comments:

“Ogle Farms offers a rare combination of accessibility and water access that is increasingly difficult to find along the Flint River. With over 700 feet of frontage along East River Road, the property provides excellent road access and high visibility, while the expansive 700 feet of Flint River frontage opens up endless possibilities for recreation, conservation, and riverfront living.”



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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, “AS IS, WHERE IS, with all faults”, at closing.