



# Carr Station Pines Hancock County, GA.

## Carr Station Pines at Lake Sinclair

101 +/- Acres  
\$368,650 or \$3650/Ac.  
Hancock County, Georgia

### The Offering:

AFM Real Estate is pleased to offer Carr Station Pines at Lake Sinclair in Hancock County GA. Carr Station Pines consist of 101 acres of recreation and investment grade timberland along Carr Station Rd. in Hancock County, Georgia. Located in the heart of Lake Country, this property is just minutes from Lake Sinclair and downtown Milledgeville—perfect for family getaways, outdoor opportunities, or commercial boat storage area.

Little Rocky Creek borders the southern boundary for over 2000 feet providing wildlife bedding areas and hunting diversity. Rolling terrain with 13- and 1-year-old managed pine plantations provides open space for trails, hunting, and future timber value. Mature, nut-bearing oaks line the creek drains, creating a prime habitat for deer, turkey, and other wildlife.

### Attributes:

- 44 Acres of Merchantable Pines – 13 Yrs.
- Established food plot areas
- Double road frontage.
- Hardwood drains – ideal for wildlife.
- Excellent hunting
- Convenient to Downtown Milledgeville, GA.

### Broker Comments:

“Carr Station Pines is the perfect recreational and investment tract with double frontage along Carr Station and Jays Cut Through Roads. Perfect weekend retreat minutes from Lake Sinclair.”



### CONTACT:

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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.