



# Island Creek Farms Hancock County, GA.

## Island Creek Farms

248 Acres - \$930,000 or \$3750/Ac.  
Hancock County, GA.

### The Offering:

AFM Real Estate is pleased to offer Island Creek Farms in Hancock County GA. Island Creek consists of 248 acres of recreation and investment grade timberland along Island Creek Road 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 and outdoor opportunities. The tract features over 2000 feet of frontage on Island Creek, offering excellent opportunities for hunting, camping, and exploring. Rolling terrain with 6- and 10-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.

### Timber Investment Attributes:

- 195 acres of upland pine plantations.
- Diverse age class: 6- and 10-year-old PP
- Ideal asset for investors seeking sustainable returns.
- 57 Acres of mature hardwoods

### Recreational & Hunting Attributes:

- Mature hardwoods and creek frontage
- Ideal food sources for all types of wild game.
- Excellent bedding and deer habitat.
- Known area for quality deer genetics.
- Surrounding by large farms, timber and recreational properties.
- Established internal road system.
- Conveniently located to lake Sinclair, Milledgeville, and Greensboro, GA.

### Broker Comments:

Whether you're looking for a weekend retreat, hunting property, or long-term family investment, this Island Creek tract delivers the best of Georgia's Lake Country—natural beauty, privacy, and endless outdoor enjoyment.



### 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.