



Rush Creek Farms Eatonton, GA.

Rush Creek Farms

100.6 +/- Acres
\$679,050 or \$6750/Ac.
Putnam County, Georgia

The Offering:

Nestled in the heart of desirable Putnam County, Rush Creek is an exceptional 100.6-acre tract offering a rare combination of merchantable timber, beautiful natural features, and prime location. The property features well-managed 19-year-old merchantable pines that have been extensively managed providing both immediate and long-term value for investors or landowners seeking sustainability and growth.

With over 3,000 feet of paved frontage along Oconee Springs Road and an excellent internal road system, access throughout the property is both easy and convenient. Rush Creek gracefully borders the tract for more than 3,000 feet, framed by mature hardwoods that create a stunning natural setting ideal for recreation, hunting, or simply enjoying the outdoors.

Attributes:

- 74 Acres of Merchantable Pines – 19 Yrs.
- Established food plot areas
- Paved road frontage.
- Rush Creek Frontage
- Convenient to Lake Oconee

Broker Comments:

“Located just minutes from Lake Oconee and the charming town of Greensboro, this property sits in one of Georgia’s most sought-after areas. Whether you’re looking for a high-quality timber investment, a recreational retreat, or a future homesite surrounded by natural beauty, this Putnam County gem offers it all.”



CONTACT:

Nathan Greer, Broker
AFM Real Estate
125 Plantation Center Dr. 700A
Macon, GA. 31210
478.232.9241
Nathan.Greer@afmforest.com

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.