

Hicks' Family Orchard

225.00 Acres

Hancock County, GA

\$1,790,000



HAYDEN  OUTDOORS.

Hicks' Family Orchard

TOTAL ACRES:

225.00

PRICE:

\$1,790,000

COUNTY:

Hancock County

CLOSEST TOWN:

Sparta, GA

Activities & Amenities:

Equestrian/Horse Property
Farm/Crops/Ag
Fishing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Waterfowl
Income Producing
Irrigation
Orchard/Vineyard
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Water View
Waterfront

Land Details:

Address: 1001 Hickory Grove Church Road , Sparta, Georgia 31087, USA
Closest Town: Sparta
Total Acres: 225.00
Deeded Acres: 225.00
Zoning: AG
Include Business?: Yes

Building Details

Homes: 1
Style of Home(s): Ranch
Bedrooms: 4
Full Bathrooms: 2
Basement: None
Parking Types:
Detached Garage
Driveway
Outbuildings: 3

About This Property

Hicks' Family Orchard is a 225 +/- acre property located in Sparta, GA that offers a mix of farming, hunting, fishing, and outdoor recreation. The property consists of a 4-bed and 2 bath home, 115 +/- acres of irrigated pecan trees, 85 +/- acres of which are irrigated, which provide seasonal income, 4 ponds that offer incredible fishing, an established Dove field, and quality Turkey and Deer hunting.

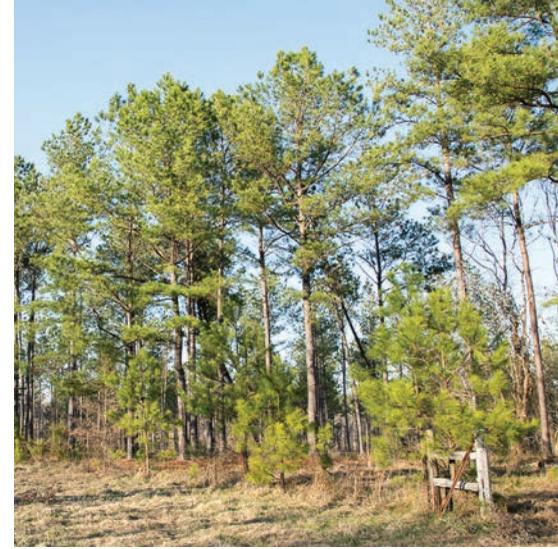
Land

The land features 115 +/- acres of approximately 60 year old pecan trees, which not only adds to the beauty of the property but also bring in some seasonal income. The orchard is irrigated via sub-surface drip irrigation. In the Northeast corner of the property, there are 35 acres of pine and hardwood trees which offers future revenue potential and serves as great natural habitat for wildlife.

Improvements

The property has a 4-bedroom, 2-bathroom home with a pool and a small pool house that has its own kitchen and bathroom—great for hosting gatherings or simply relaxing. There's also an equipment barn with a large walk-in cooler that has recently been used to store pecans grown on the orchard.





Recreation

Outside you'll find four ponds full of largemouth bass and crappie, anglers have caught bass weighing up to 9 pounds. A set-up dove field offers great dove hunting, and the 20-acre pasture is perfect for farming or raising animals. The deer and turkey hunting here is among the best in the area, making this a great property for hunters.

Region & Climate

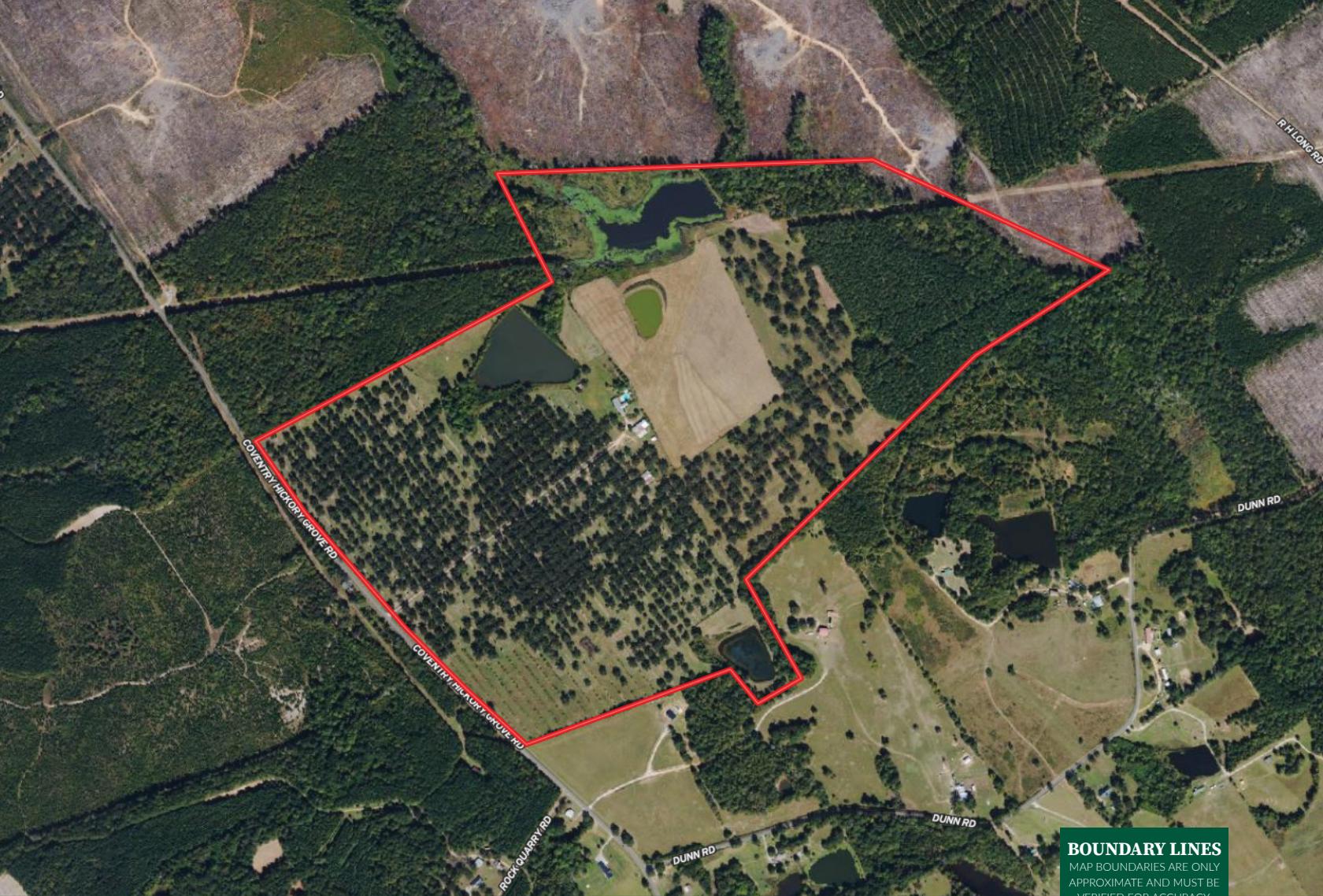
Hancock County averages 48 inches of precipitation and 218 days of sunshine a year. The winters are typically mild with lows averaging 33, and the summers are generally warm averaging a high of 92.

Location

Located in the heart of Sparta, GA, Hicks' Family Orchard is a beautiful 220-acre property that offers a mix of farming, hunting, and outdoor recreation. Sparta, the county seat of Hancock County, is a charming small town known for its rich history and quiet, rural setting. Conveniently situated near Milledgeville, Eatonton, and Greensboro, this property provides both privacy and easy access to shopping, dining, and entertainment.

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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
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 Boundary



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