

HIGHTOWER BUCK AND TIMBER

1,870.00 ACRES | HEARD COUNTY, GEORGIA



HAYDEN
OUTDOORS
REAL ESTATE

HIGHTOWER BUCK AND TIMBER



OVERVIEW

LAND

RECREATION

AGRICULTURE

REGION & CLIMATE

LOCATION

MAPS

OVERVIEW





WELCOME TO HIGHTOWER BUCK AND TIMBER



QUICK FACTS

1,870.00 Acres
Farm
Hunting
Plantation
Ranch
Recreational
Timberland
Vacant Land

Hayden Outdoors Real Estate is proud to exclusively present Hightower Buck and Timber, an 1,870-acre property in Heard County, Georgia that offers a mix of pine timber, hardwoods, and incredible wildlife habitat—perfect for both investment and outdoor enjoyment.

LAND



The property features diverse age classes of pine timber, including both merchantable and pre-merchantable stands, with a detailed cover type map and estimated acreage available upon request. Most of the topography consists of soft rolling hills with hardwood bottom. Wildlife such as Whitetail Deer and Eastern Turkey thrive here, supported by small creeks that run through the property, supplying water year round. In addition, about a dozen food plots are in place to help attract and feed the wildlife.

▶ FEATURES

- ATV/Off Road
- Cattle/Ranch
- Farm/Crops/Ag
- Food Plots
- Hunting - Big Game
- Hunting - Predator/Varmint
- Hunting - Small Game
- Hunting - Turkey
- Hunting - Waterfowl
- Income Producing
- Recreational Business
- Stream/River
- Timber
- Wooded



RECREATION



This property has all the habitat Deer and Turkeys need such as open meadows, water, forage, and cover. Whether you're a rifle, crossbow, or bow hunter, this tract has opportunity for it all. There are ample locations to put tree stands and box blinds and opportunity to customize food plot to what each hunter may prefer.

A well-maintained network of roads provide easy access to most areas, and power is available at the road – ideal for setting up a hunting camp.



AGRICULTURE





Hightower Buck & Timber has opportunity for current and future timber value, which is part of the reason this property is such a great investment. The listing broker will share the cover type map with acreage estimates upon request. The vast majority of the timber crop is Loblolly.

REGION & CLIMATE





The climate in this part of the state has very mild winters and warm summers, with an average rainfall of 54 inches a year.



LOCATION

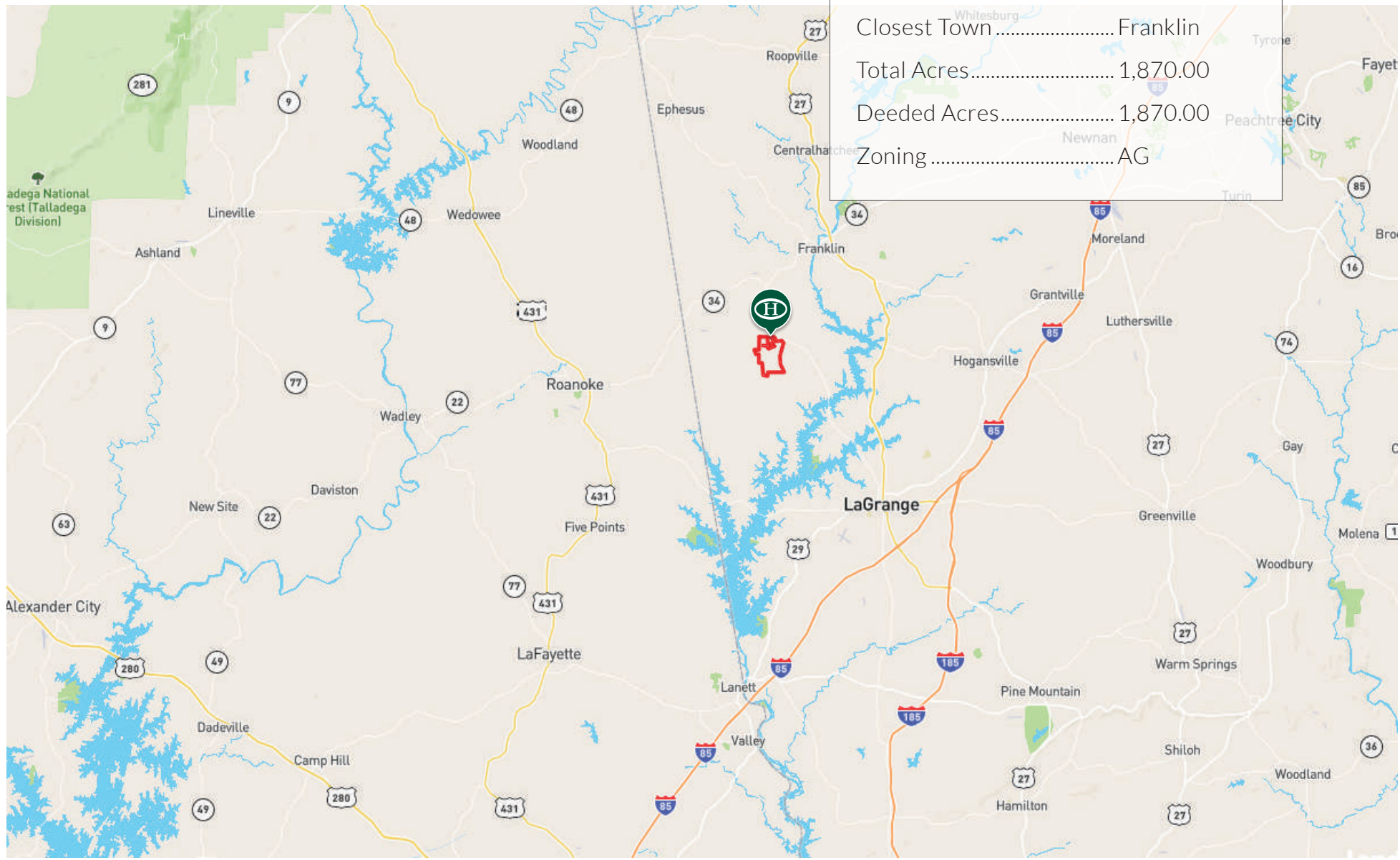




Conveniently located just 1 hour and 15 minutes from Atlanta, 1 hour and 12 minutes from Columbus, and 20 minutes from LaGrange.

Hightower Buck and Timber offers a quiet, rural setting with easy access to nearby cities. Whether you are interested in making a profit from timber, enjoying great hunting, or simply owning a beautiful piece of nature, Hightower Buck and Timber is a great opportunity.

MAPPING



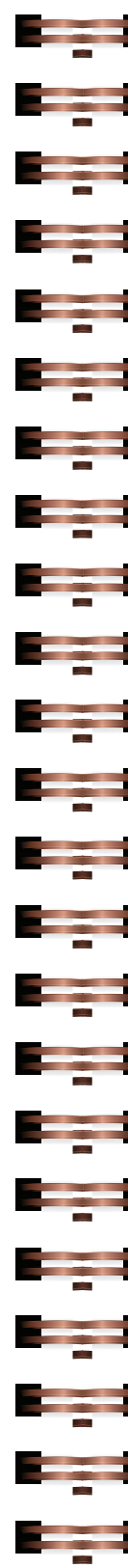
PROPERTY

Closest Town..... Franklin

Total Acres..... 1,870.00

Deeded Acres..... 1,870.00

Zoning..... AG







Exclusively Presented By:

John Boehmig

Supervising Broker in GA & AL

Broker Associate in CO

706.905.8531 | JohnBoehmig@HaydenOutdoors.com

www.HaydenOutdoors.com



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