



**Willis Creek Farm**

**\$186,700**

**+/- 39 Acres**

**\$4,837/Acre**

*Ben Hill County, GA*

*Asking Price*

- Enormous Towering Timber
- Planted Longleaf Pine
- Tremendous Wildlife Sign
- Seasonal Creek
- Beautiful Natural Hardwood
- Power Available

**ABOUT THE PROERTY**

# Introducing Willis Creek Farm

## A Natural Retreat on 39 Acres

Nestled in the heart of the South Georgia countryside, Willis Creek Farm offers an exceptional opportunity to own a picturesque 39-acre property of fantastic diversity and beauty. Named after the meandering seasonal creek that gracefully winds through a portion of the land, this property presents a rare blend of natural habitats, mature forests, and convenient accessibility, making it an ideal canvas for both outdoor enthusiasts and those seeking a serene retreat.



A Land Brokerage &  
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2044 Northside Road  
Perry, Georgia 31069

Phone: 912-678-5920  
Email: [jack.frankhouser@ghland.com](mailto:jack.frankhouser@ghland.com)

## Key Features:

### 20 Acres of 12-Year-Old Planted Longleaf Pine:

Longleaf Pine, historically covering much of the Southeast Landscape, not only provides aesthetic appeal to this property, but as a desirable forest product, the Longleaf Needles provide an excellent annual income opportunity. This fire-resistant Pine species affords excellent wild-life benefits as well, providing great bedding area as well as healthy forage and browse if managed well with prescribed burning.

### 8 Acres of Fully Stocked, 28-Year-Old Loblolly Pine:

As you venture into the property you will discover the ~ 8 acres of mature, fully stocked Loblolly Pine. Soil productivity is obvious, as the combination of incredible height and high density can only be achieved with an excellent foundation: productive soil. Managed properly, this area will continue to support great wildlife and timber value. The aesthetics of this area with towering, majestic pine and manageable understory create the perfect location for a home or bardominium.

### 11 Acres of Mature Hardwood and Pine:

Reminiscent of the natural landscape centuries ago, this natural sanctuary is home to a truly beautiful landscape. Giant Natural Yellow Pine and Hardwood species populate this area reminding us of the original virgin forests of South Georgia. This natural environment contains enormous and towering timber and incredible wildlife habitat that is hard to find. You will even find the historic remains of pine trees from which turpentine was harvested for the Naval Stores in the 18<sup>th</sup> and 19<sup>th</sup> century. With a diverse mix of trees, flora, and fauna, this area serves as a haven for native wildlife.

### Seasonal Creek and Idyllic Landscapes:

A seasonal creek meanders its way through 11 acres of mature hardwood and pine, bestowing a captivating touch to the property's character. Spells of increase precipitation or elevated water tables yield soothing sound of running creek and a sandy bottomed creek ford along one of the properties internal roads. The creek and surrounding timber provide a shaded home for a vibrant ecosystem enhancing and supporting the property's diverse wildlife.



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## Hunting opportunities and Wildlife Diversity:

Minimal hunting pressure coupled with fantastic habitat affords a fantastic hunting property. Balanced diversity of natural and planted timber, species, and as well as multiple age classes combine the ideal environment to enjoy the beauty of the landscape as well as a productive hunt. You'll find ample deer signs as you traverse the creek bottoms, Longleaf Pine, and edges along change in timber that is sure to garner anticipation of your next hunt or provide insight for the perfect bow stand.

## Rural Home or Hunting Camp Potential:

For those who dream of a rural home or a hunting camp, Willis Creek Farm provides access to power, offering the opportunity to build a private home place, rural hunting retreat, or mini-farm. The natural forest, majestic Longleaf Pine, and towering timber afford incredible vistas from your back porch.

## Convenient Access:

Convenient and accessible, Willis Creek Farm enjoys proximity to Interstate 75 and is less than 20 minutes away from Fitzgerald. This strategic location allows for easy travel while ensuring that you remain connected to amenities, all while coming home to your own private property.

Seize the opportunity to own this remarkable 39-acre retreat, a haven where natural diversity, serene landscapes, and accessibility converge to create a truly unique property. Willis Creek Farm invites you to immerse yourself in a world of possibilities, where each acre holds the promise of adventure and the embrace of nature's beauty. Don't miss the chance to make this exceptional property your very own. Contact us today to arrange a private viewing and discover the magic of Willis Creek Farm.

The property is accessed via deeded easement.

2023 Property taxes are: \$613



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Destination	Distance
Jacksonville Fl	3 hours
Gainesville FL	2 hours 50 min
Fitzgerald	20 min
Cordele	30 min
Atlanta	2 hours 30 min
Macon	1 hour 30 min

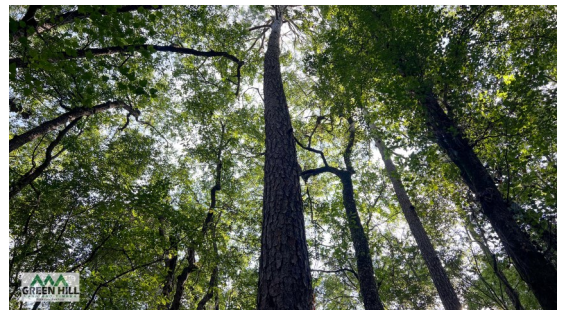
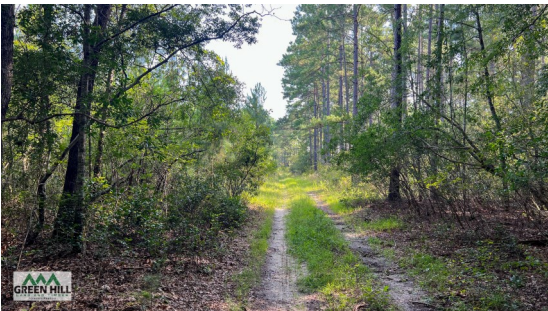
Stand Type	Acres
1995 Planted Pine	8 Acres
2011 Planted Longleaf Pine	20 Acres
Mature Hardwood/ Pine	10 Acres
Open	1 Acre
<b>Total</b>	<b>39</b>



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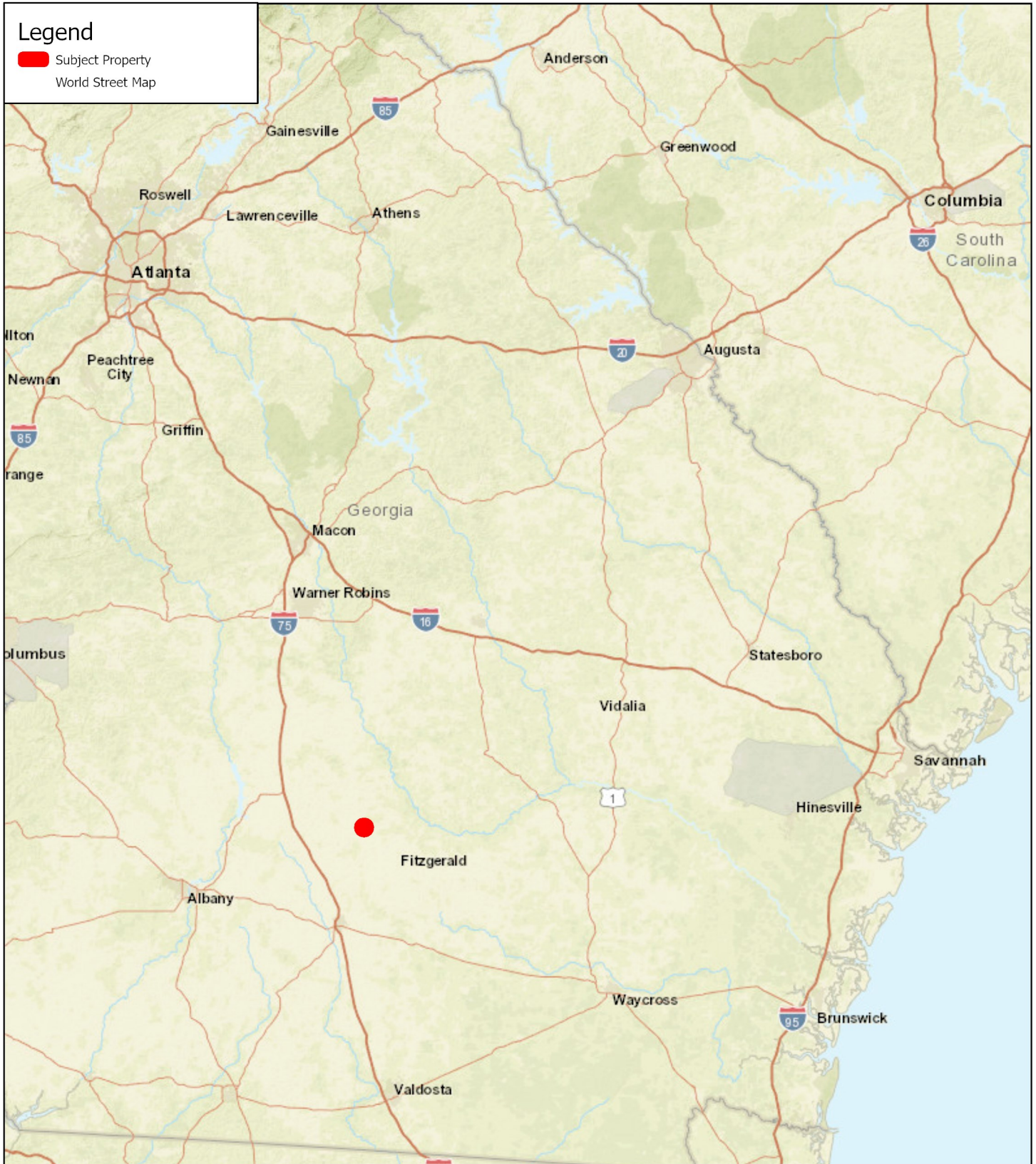






**Legend**

-  Subject Property
-  World Street Map



**Ben Hill County 38.6 Acres +/-  
Region Map**

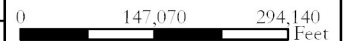


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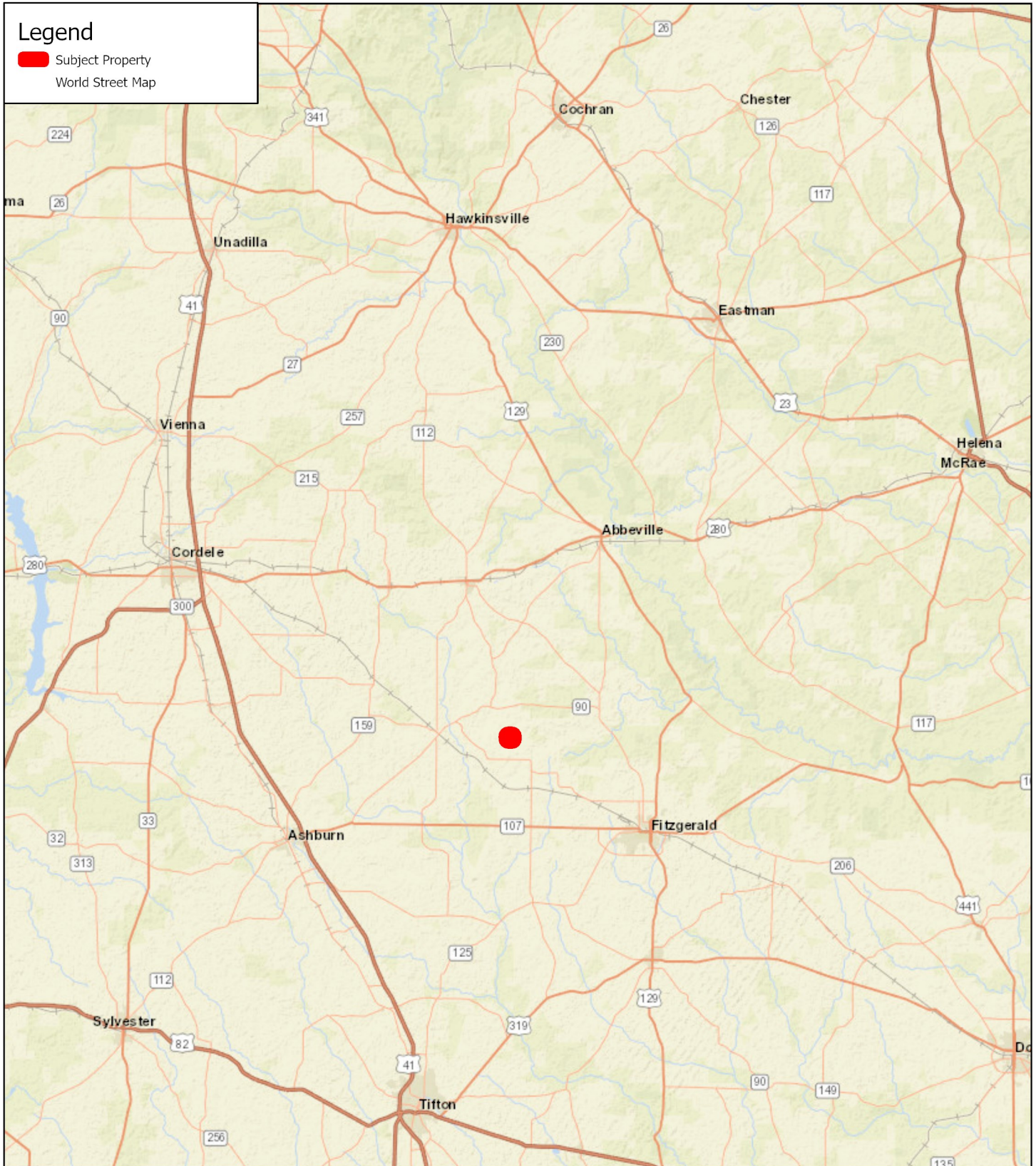
1 inch equals 211,210 feet



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 82.7592°W 32.6674°N

**Legend**

-  Subject Property
-  World Street Map



# Ben Hill County 38.6 Acres +/- Location Map



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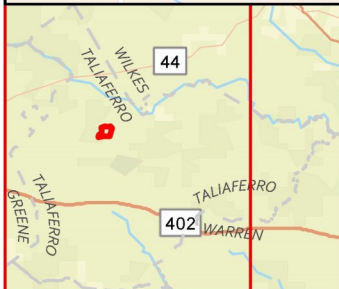
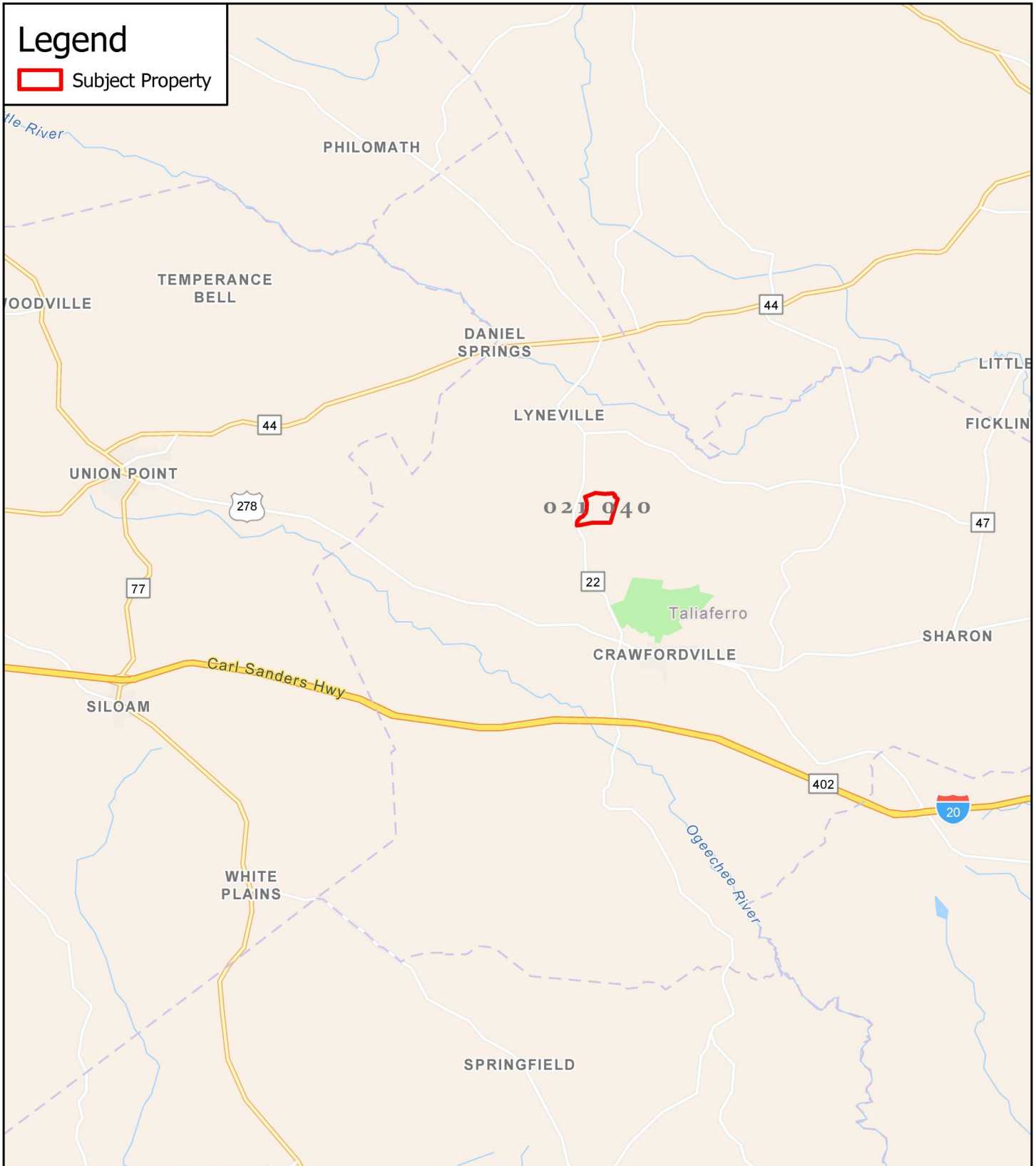
1 inch equals 55,367 feet



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.3995°W 31.9456°N

# Legend

 Subject Property



## Taliaferro County GA | 264 Ac +/- Location Map

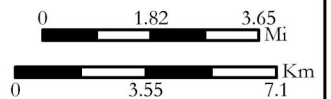


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Coordinate System: GCS WGS 1984

Center: 82.944°W 33.5764°N



Legend

-  Subject Property
-  Access Easement



# Ben Hill County 38.6 Acres +/- Tract Map



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.4078°W 31.803°N



1 inch equals 409 feet



**Legend**

- Stand Type
- Subject Property
- Access Easement

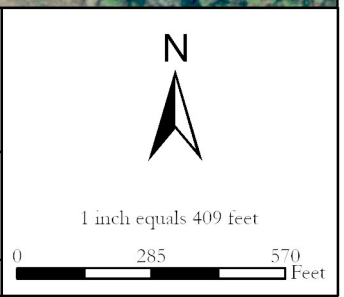


**Ben Hill County 38.6 Acres +/-**  
**Timber Type**

**GREEN HILL**  
 LAND AND TIMBER  
 Foresters/Realtors

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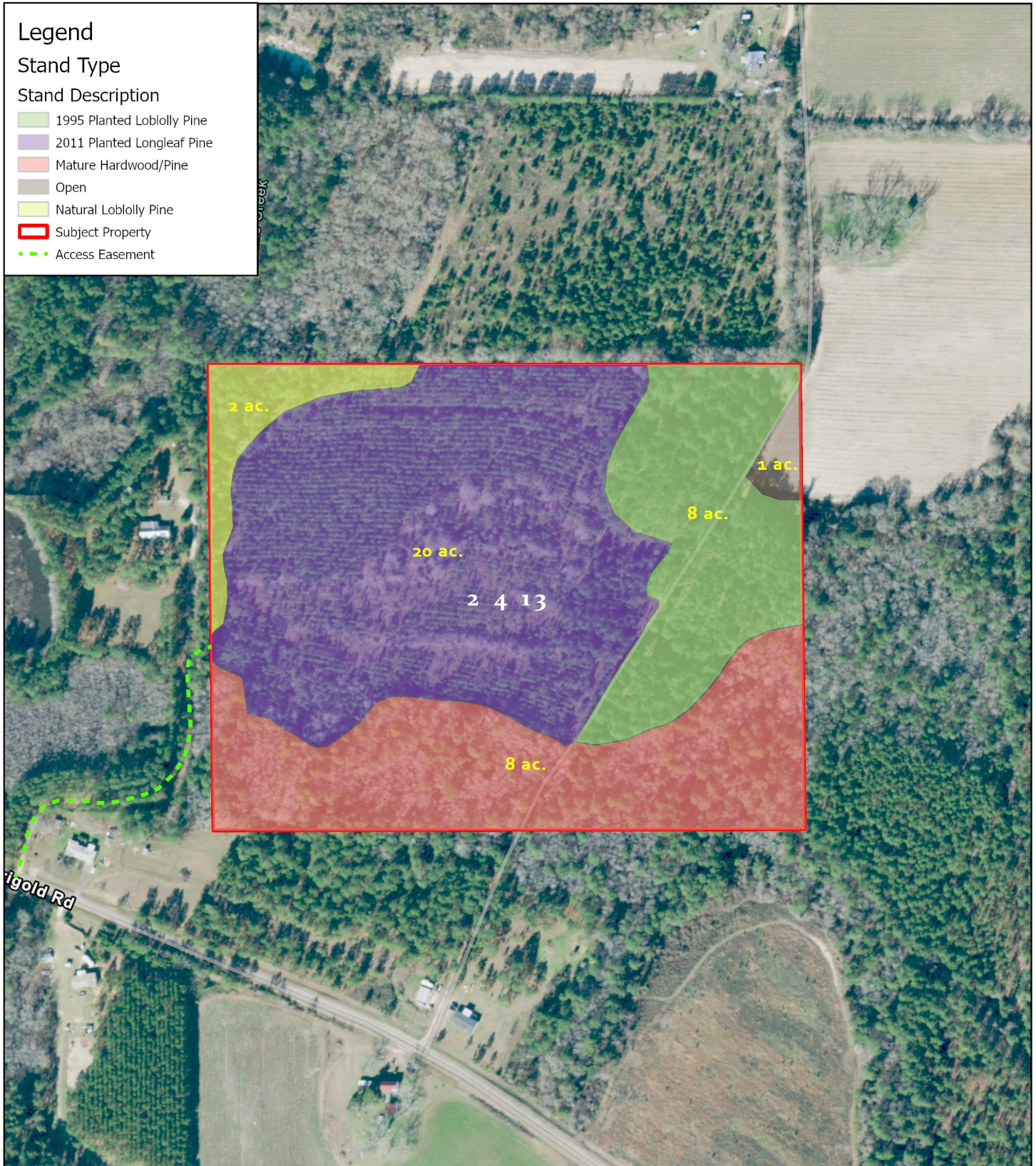
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.4078°W 31.803°N

**Legend**

**Stand Type**

**Stand Description**

- 1995 Planted Loblolly Pine
- 2011 Planted Longleaf Pine
- Mature Hardwood/Pine
- Open
- Natural Loblolly Pine
- Subject Property
- Access Easement

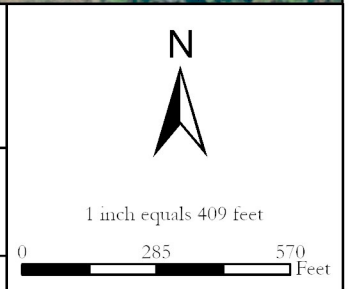


**Ben Hill County 38.6 Acres +/-**  
**Timber Type**

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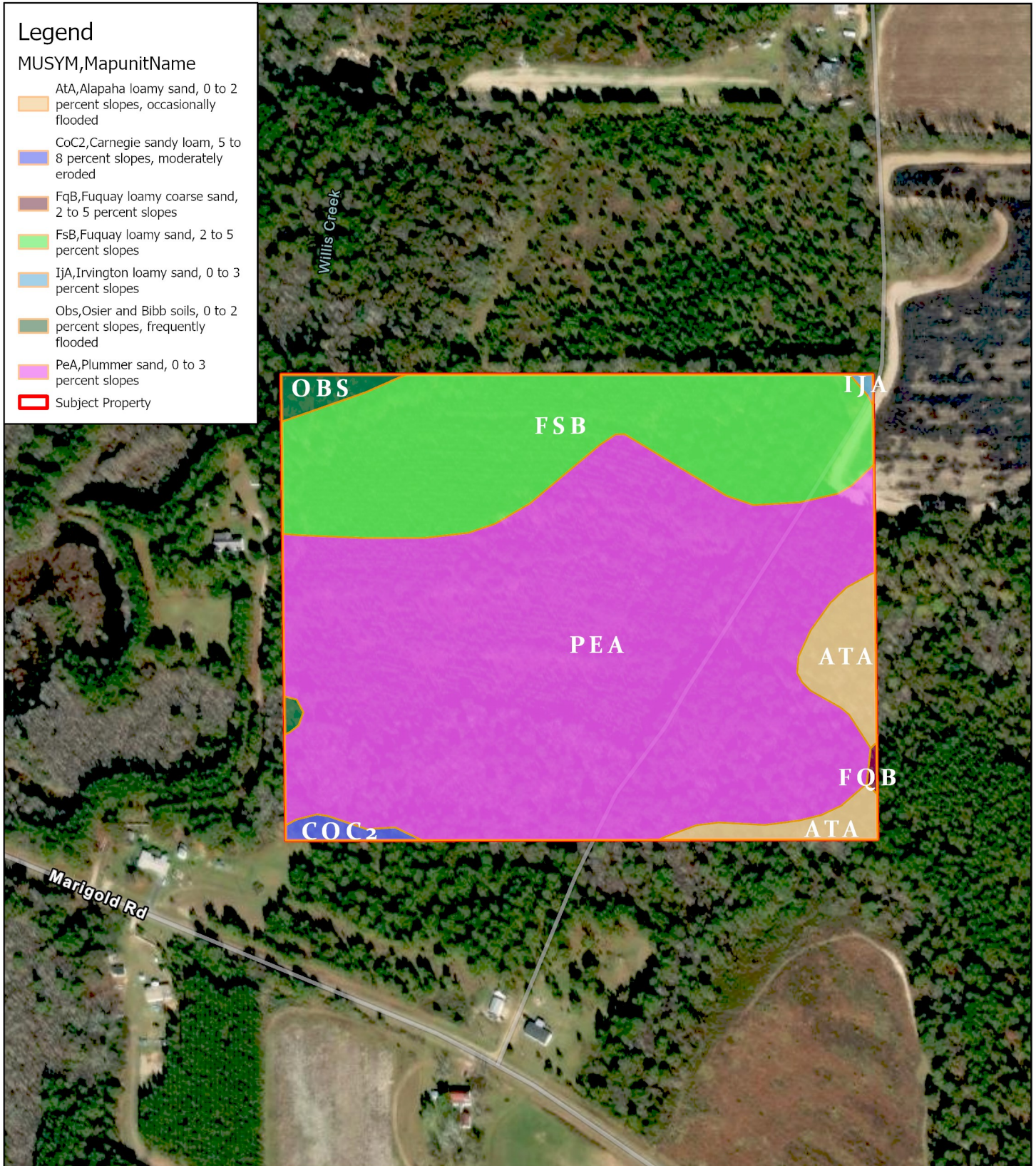


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# Legend

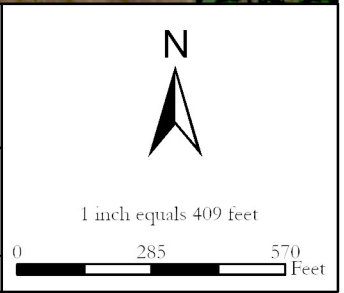
MUSYM,MapunitName

- AtA,Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded
- CoC2,Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded
- FqB,Fuquay loamy coarse sand, 2 to 5 percent slopes
- FSB,Fuquay loamy sand, 2 to 5 percent slopes
- IjA,Irvington loamy sand, 0 to 3 percent slopes
- Obs,Osier and Bibb soils, 0 to 2 percent slopes, frequently flooded
- PeA,Plummer sand, 0 to 3 percent slopes
- Subject Property



## Ben Hill County 38.6 Acres +/- Soil Map Units

 <p><b>GREEN HILL</b> LAND AND TIMBER Foresters/Realtors</p>	<p>JACK R FRANKHOUSER, ALC REALTOR/FORESTER ACCREDITED LAND CONSULTANT 912-678-5920   GHAND.COM</p>	2023
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.4084°W 31.8031°N		

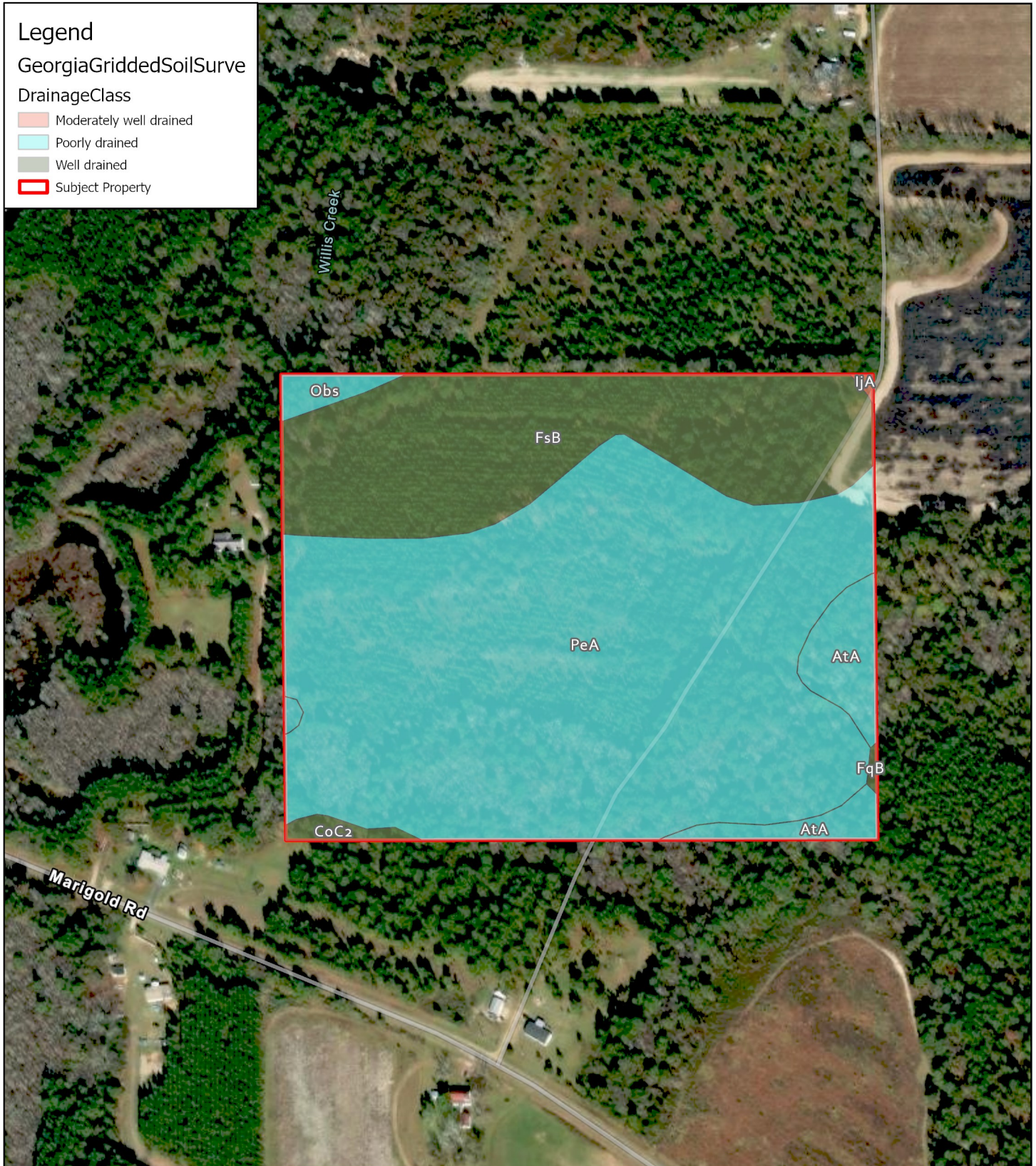


# Legend

GeorgiaGriddedSoilSurvey

DrainageClass

- Moderately well drained
- Poorly drained
- Well drained
- Subject Property



## Ben Hill County 38.6 Acres +/- Drainage Class



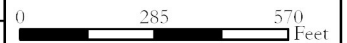
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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.4084°W 31.8031°N



1 inch equals 409 feet



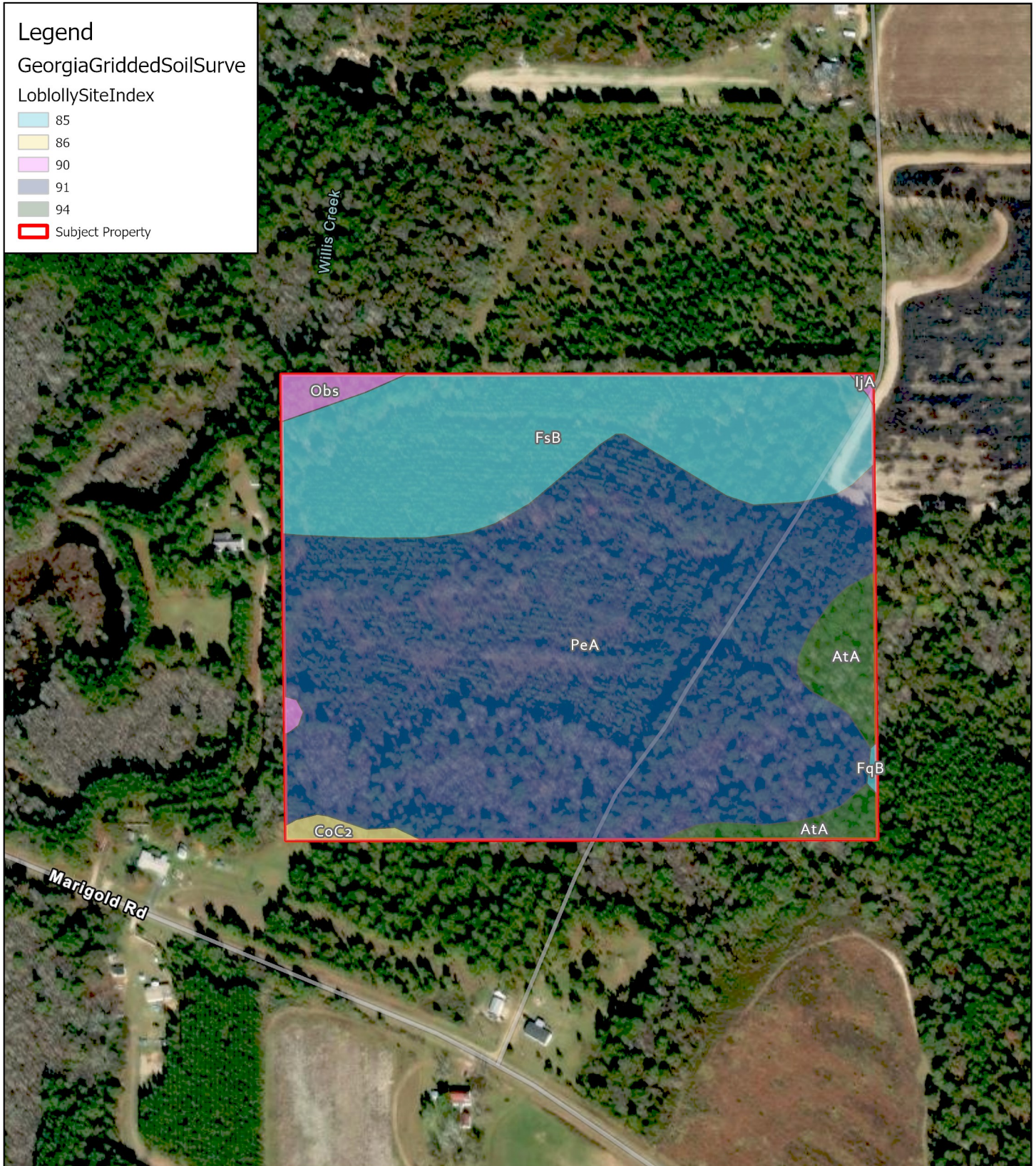


Legend

GeorgiaGriddedSoilSurvey

LoblollySiteIndex

- 85
- 86
- 90
- 91
- 94
- Subject Property



# Ben Hill County 38.6 Acres +/-

## Loblolly Site Index - Base Age 50



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**Legend**

- Subject Property
- Normal Index Contours
- Normal Intermediate Contours
- Normal Index Contours
- Normal Intermediate Contours
- Normal Index Contours
- Normal Intermediate Contours



**Ben Hill County 38.6 Acres +/-  
Contour Map**



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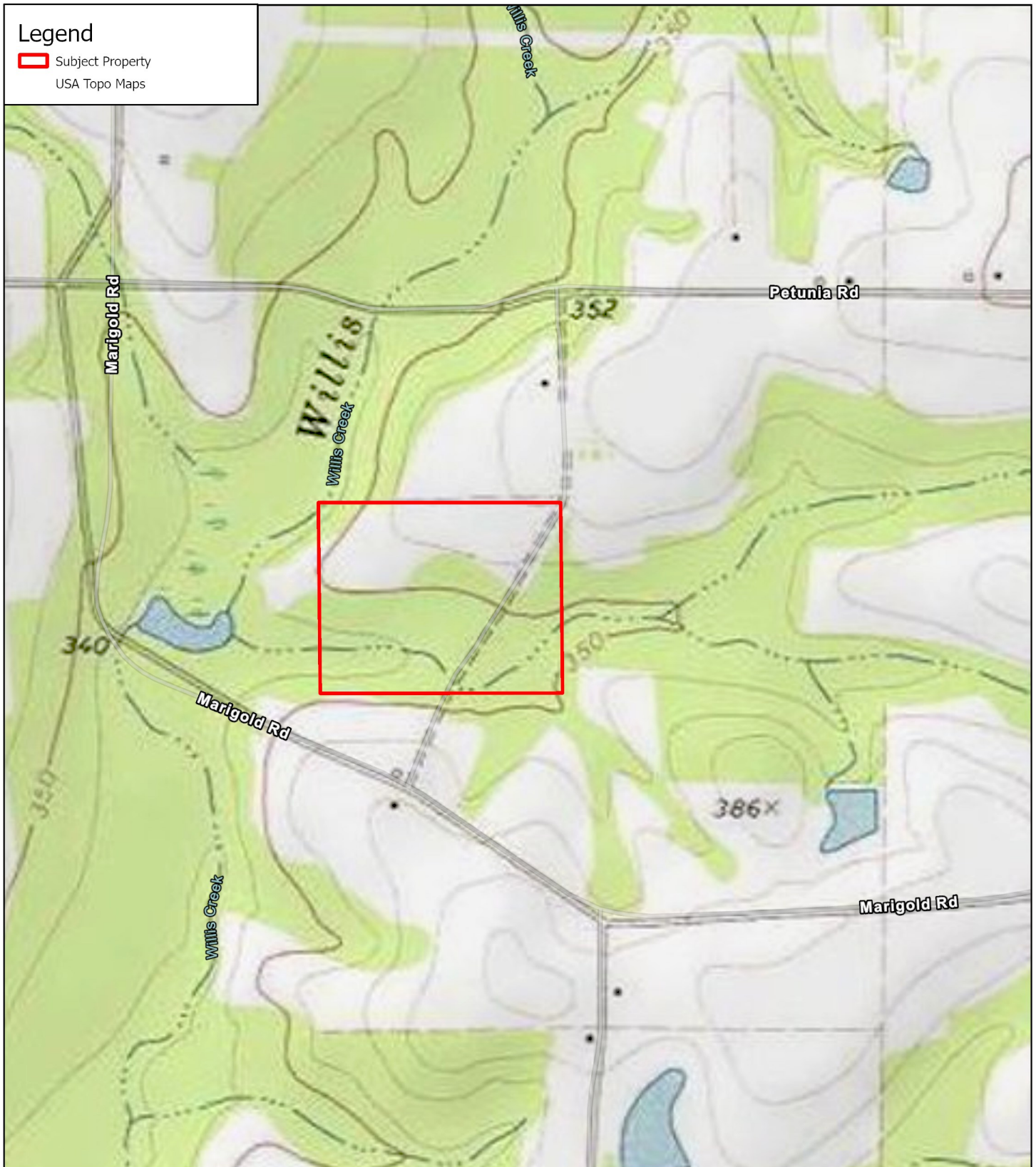
1 inch equals 638 feet



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.4074°W 31.8022°N

**Legend**

-  Subject Property
-  USA Topo Maps



**Ben Hill County 38.6 Acres +/-  
Topo Map**



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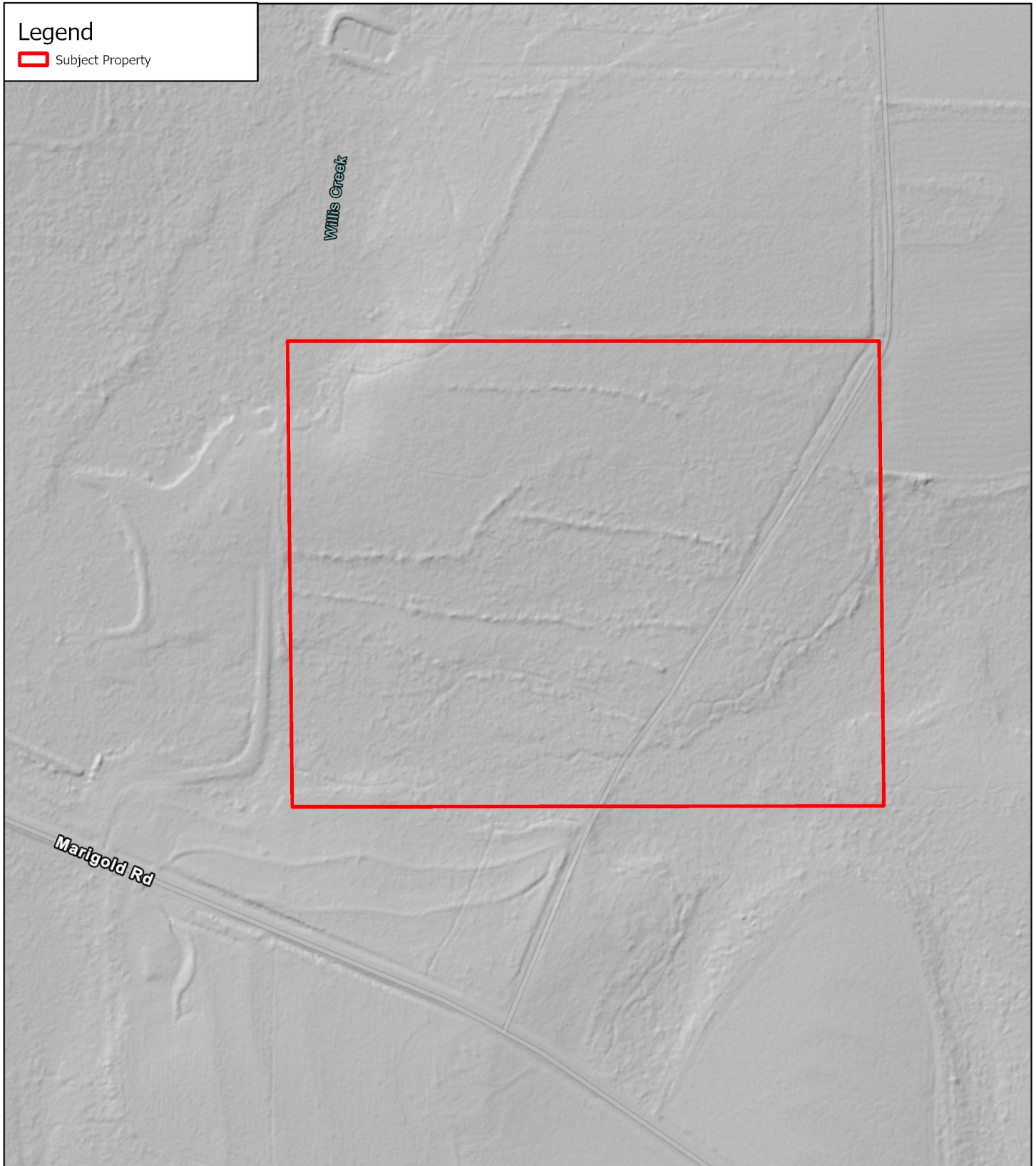


1 inch equals 997 feet



**Legend**

 Subject Property



**Ben Hill County 38.6 Acres +/-  
Terrain Map**



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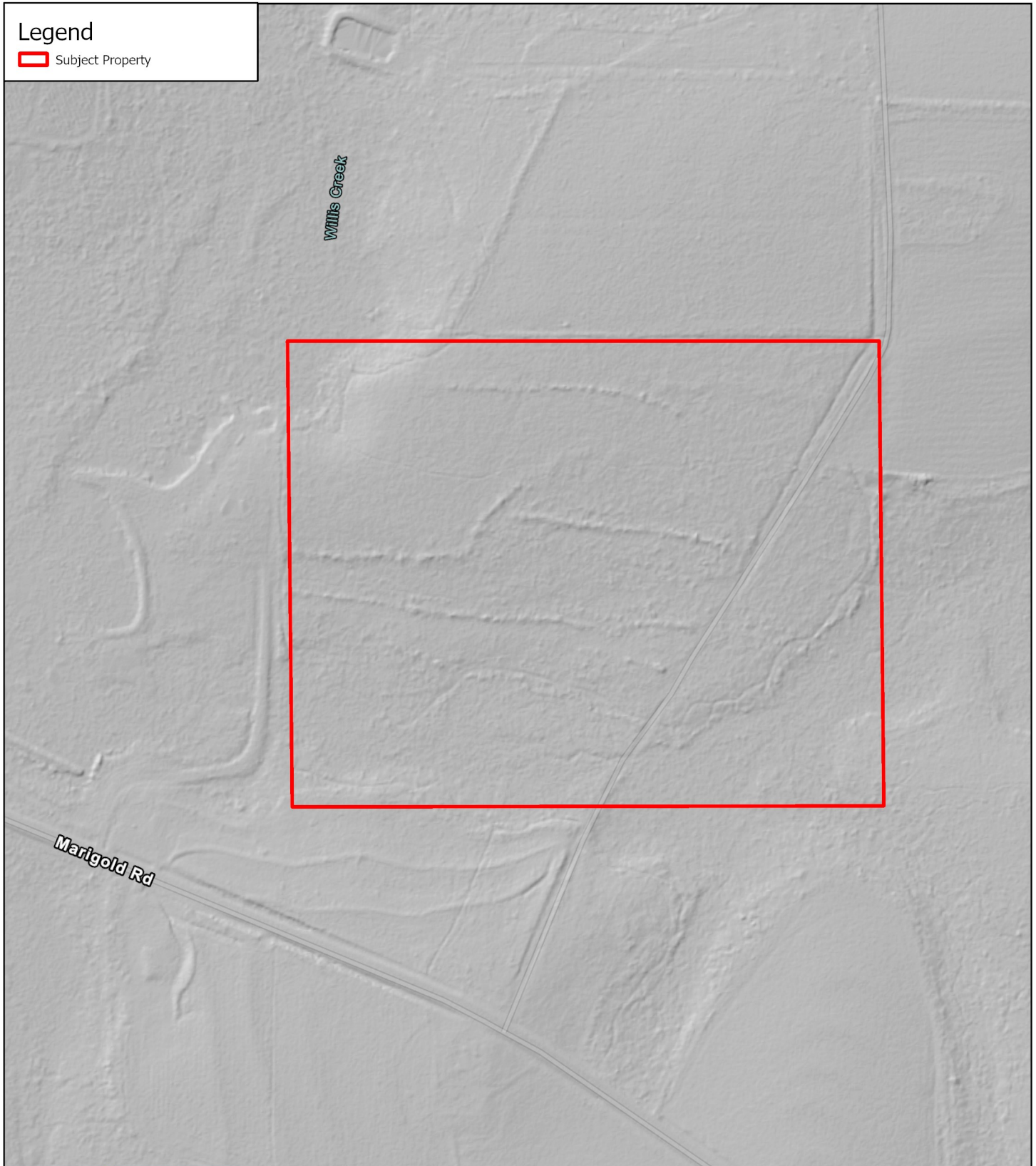


1 inch equals 409 feet



**Legend**

 Subject Property



**Ben Hill County 38.6 Acres +/-  
Terrain Map**



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