

# 850 acres in Calhoun County

Matre Forestry Consulting, Inc. | 229-639-4973 | mike@matreforestry.com



## Property Address

0 College St  
Edison, Georgia 39846

## Property Highlights

- Price: \$1,785,000.00
- Acres: 850.00
- County: Calhoun
- State: Georgia
- Closest City: Edison
- Property Type: Acreage

## Property Description

Step back in time on the +-850 acre Neals Creek Farm in Calhoun County GA. Very old barns and tenant houses (with salvageable wood) still standing along with aesthetic dryland row crop and pasture/hay fields, old pecan grove, timber, creeks, drains, and hedgerows give this great farm an old fashioned feel. The possibilities are endless: Continue leasing the +-450 acres of fields, and/or enroll fields in CRP pines. Raise cows or horses, and/or plant pecans. Keep the tract as a whole, or use the ample paved road frontage to subdivide. Use it as is as a great all around hunting property with annual income, or develop a great quail hunting place to your liking.

### Property Highlights:

- \*Frontage on Neals Creek
- \*Frontage on Bay Branch
- \*Frontage on smaller drains
- \*Ample paved road frontage
- \*Very old barns and tenants houses offer character and salvageable wood
- \*+-450 Acres of fields
- \*+-215 Acres of mature hardwood
- \*+-40 Acres of mature planted pines
- \*+-11.1 Acres of wet weather ponds (+-5 count)
- \*+-25 Acres of very mature pecan trees
- \*Fencing (some work needed)
- \*In the same family since 1913!



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More details at  
[landsofgeorgia.com/listing/2021556](https://landsofgeorgia.com/listing/2021556)

## Driving Directions

Southeast of Edison GA

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