



## **Patsiliga Creek**

Patsiliga Creek is 194 +/- acres located in Taylor county just outside of Butler. Counties in this area along the Flint river have long been recognized for the number of deer and some of the best genetics in the state. Game is plentiful on this property. Deer, hogs, and turkeys call this area home. This property has a variety of terrains and features that is hard to find in a property this size. From creek bottom to upland pine areas to a great fishing pond and place to stay while enjoying the property, this tract has it all. The majority of the upland areas are timbered in mature pine with the creek bottom being covered in large hardwoods. It features approximately a mile of frontage on Patsiliga Creek. Patsiliga is a strong flowing creek that joins the Flint a few miles down stream. The pond is approximately 4.5 acres and is fully stocked and well kept. The road system is thorough and reaches all points on the tract. Along the road system are several openings that have been created for feeder sites. Some clearing would allow these to be planted for food plots that would provide year round feed. One of these openings has been planted with a mixture of crabapple and persimmon trees. A mobile home has been used as the cabin for the property. It has 3 bedrooms and 2 baths with a large covered porch overlooking the pond. It is located down a long drive that gives complete privacy from the public road. A steel frame shed is used to protect hunting gear and equipment from the elements. If you are in the market for a turn key recreational property and timber investment that will provide year round recreation, you owe it to yourself to take a look at this property.



**Price:** \$495,618

**Property Type:** Land

**Status:** Sold

**Street/Address:** Bickley Road

**City:** Butler

**State:** Georgia

**Zip code:** 31006

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**County:** taylor

**Acreage:** 194

**Per Acre Price:** \$2,550.00

**Phone Number:** (478) 279-2148

**Email:** [michael@landanddrivers.com](mailto:michael@landanddrivers.com)

**Google Maps link:** [View Larger Map](#)





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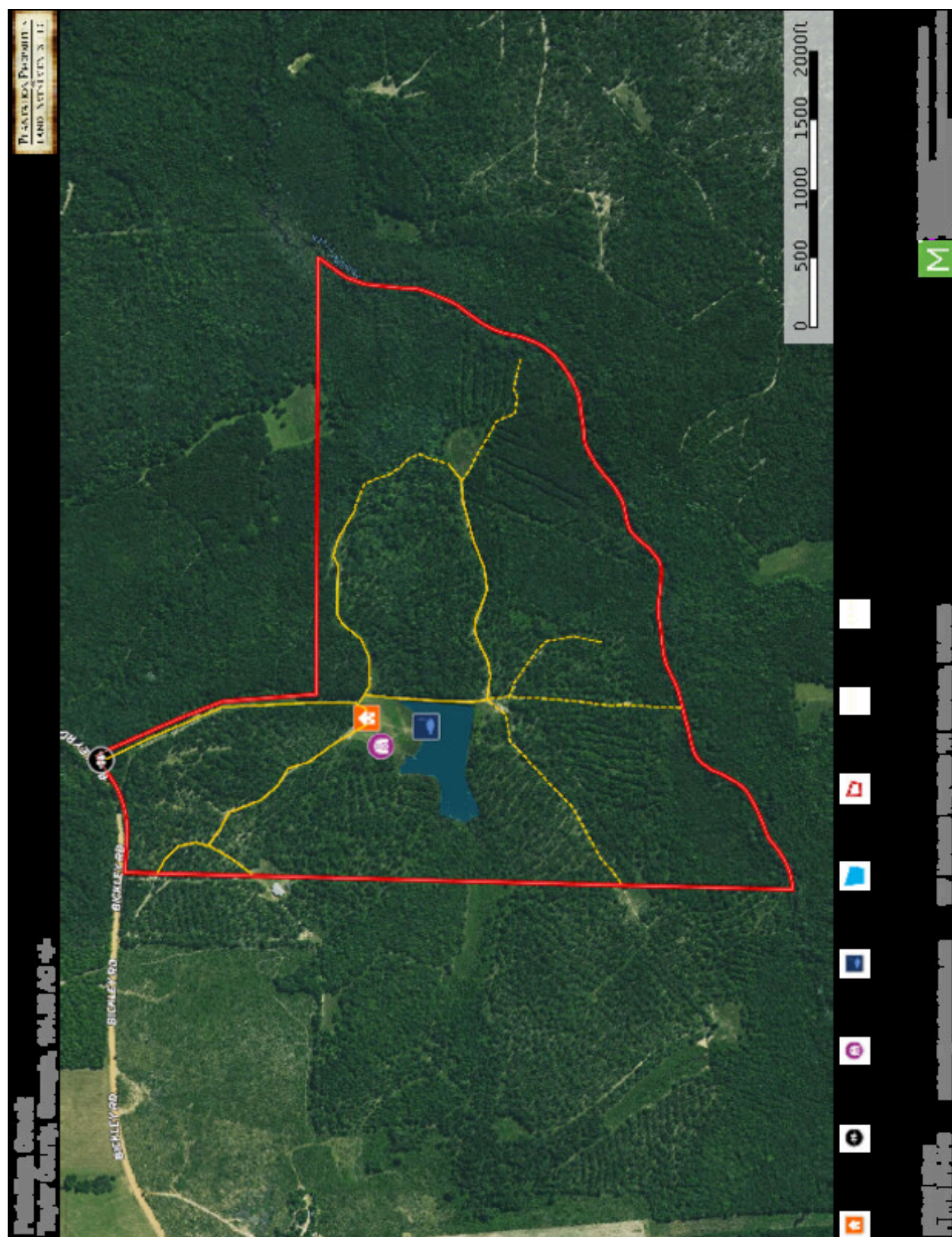
1207 Merchants Way Suite 101 Statesboro, GA

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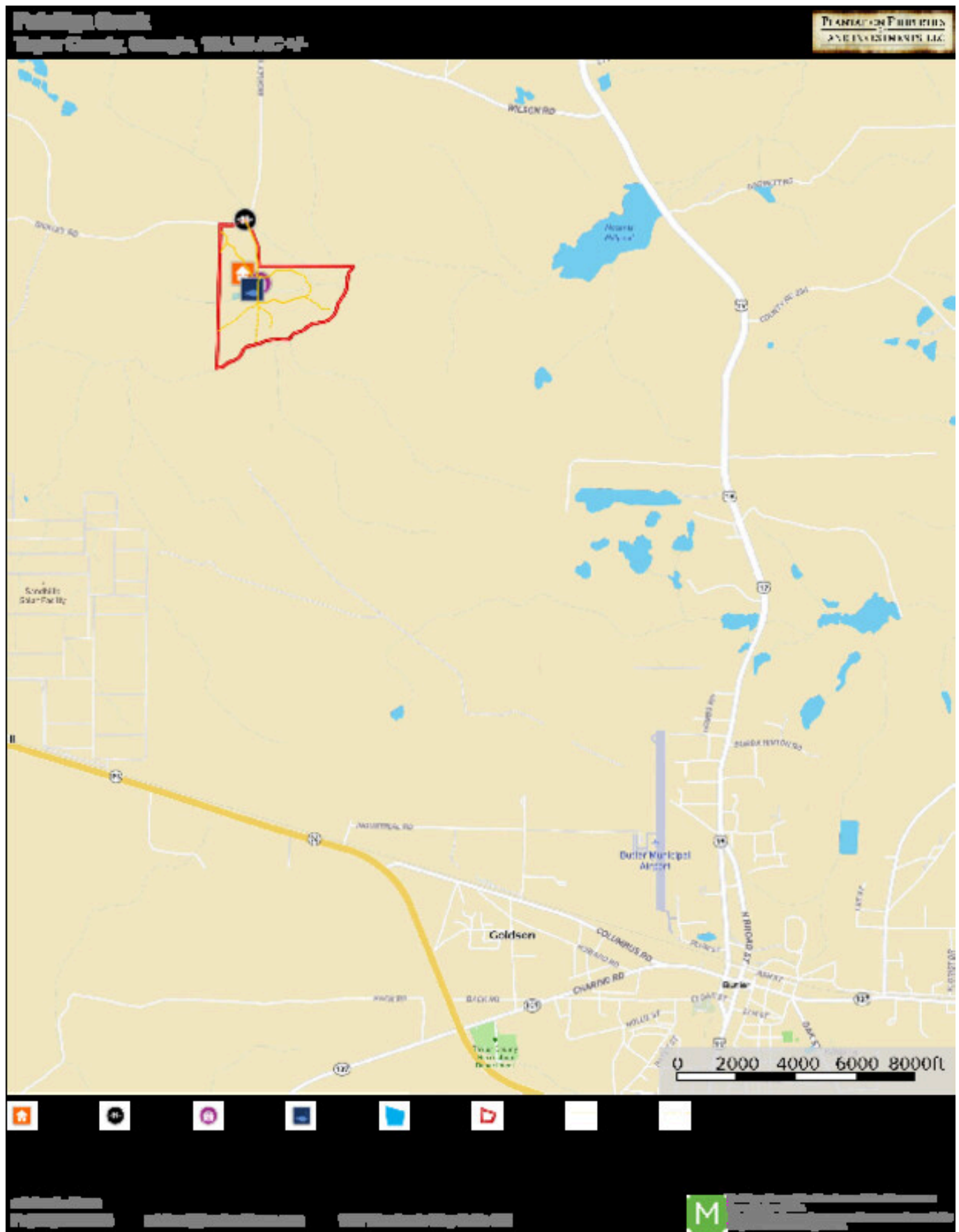
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