



Hunnon Branch

- Hunnon Branch is 117+/- acres located in northern Hancock County. This property represents a rare opportunity that is rarely seen in acreage of this size. Natural features, land management, and almost 40 years of ownership combine to make this a must see property for someone looking for a beautiful property to bring family and friends together in the outdoors. Hunting, off-roading, hiking, or just a relaxing evening on the porch will be great ways to escape the stress and pressures that modern life seems to produce and amplify.
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- The cabin has everything you need in a hunting cabin as well as most of what you will want. It has 2 bedrooms and 1 full bathroom. The bedrooms are set up as bunk rooms to allow several people to use each. The living room is contiguous to the kitchen area. The wood burning stove in the living room provides a perfect place to spend a winter's evening recounting tales of past hunts, whether they are true or not. The cabin will remain fully furnished with only a few items of personal property not included in sale. Large porches located front and rear serve as ideal places to congregate in nice weather. A small lean-to provides storage and protection from the elements for equipment.
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- The property is comprised of 93+/- acres of mature, managed planted pine. A routine of controlled burns has kept the understory in ideal condition for game. The young growth provides bedding cover and browse for deer as well as feed and nesting cover for turkeys. These areas would serve as ideal areas for quail hunting or pointing dog training. The stem count on the pine may be higher than ideal for quail hunting, but the cover and rolling hills make this a picturesque place to watch a pointer that knows his job. Roads throughout the property make access easy. They lead to the 3 large food plots on the property. One of the plots has an orchard of planted fruit trees planted around it. The plots are each overlooked by built, permanent stands. Two are raised stands and the third is a ground level blind. These stands and a corn feeder will stay with the property after the sale.
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- Frontage along two hard bottom creeks brings diversity to the tract. Multiple species of hardwoods, some mast producing, line both Hunnon Branch and Beaver Dam Creek. Stretches of both creeks are completely contained within the property boundaries. At one point, a bluff nearing 100 feet tall towers over Hunnon Branch. The property has approximately .75 mile frontage along HWY 22. It also benefits from frontage along Cat Town Road. Cat Town is a county maintained dirt road that bends around and skirts the northern boundary of the tract. Multiple points of access make the best approach to any hunting area convenient. The combination of road frontage and creek frontage combine to make this tract ideal for future division if desired.
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- Hancock County's reputation as a solid deer county is well known. Hunnon Branch is no exception. A look at trail camera pics from the last two years or so will show that the area boasts a higher age class of deer than many other areas of the state. Hancock is a Quality Deer Management county that has restrictions that allow for bucks to have a better chance to reach their potential. Combine a great deer herd with turkeys and a myriad of small game and the hunting opportunities last almost year round.
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- Hunnon Branch is a unique opportunity to enjoy a diverse and turnkey property. The new owners will be able to simply show up and enjoy the work and planning that the current owners have put in over the last thirty some odd years. I am sure that you will enjoy it and make lifelong memories just as they have.



Price: \$527,265

Property Type: Land

Status: Sold

Street/Address: Hwy 22

City: Sparta

State: Georgia

Zip code: 31087

County: hancock

Acreage: 117

Per Acre Price: \$4,500.00

Phone Number: (478) 279-2148

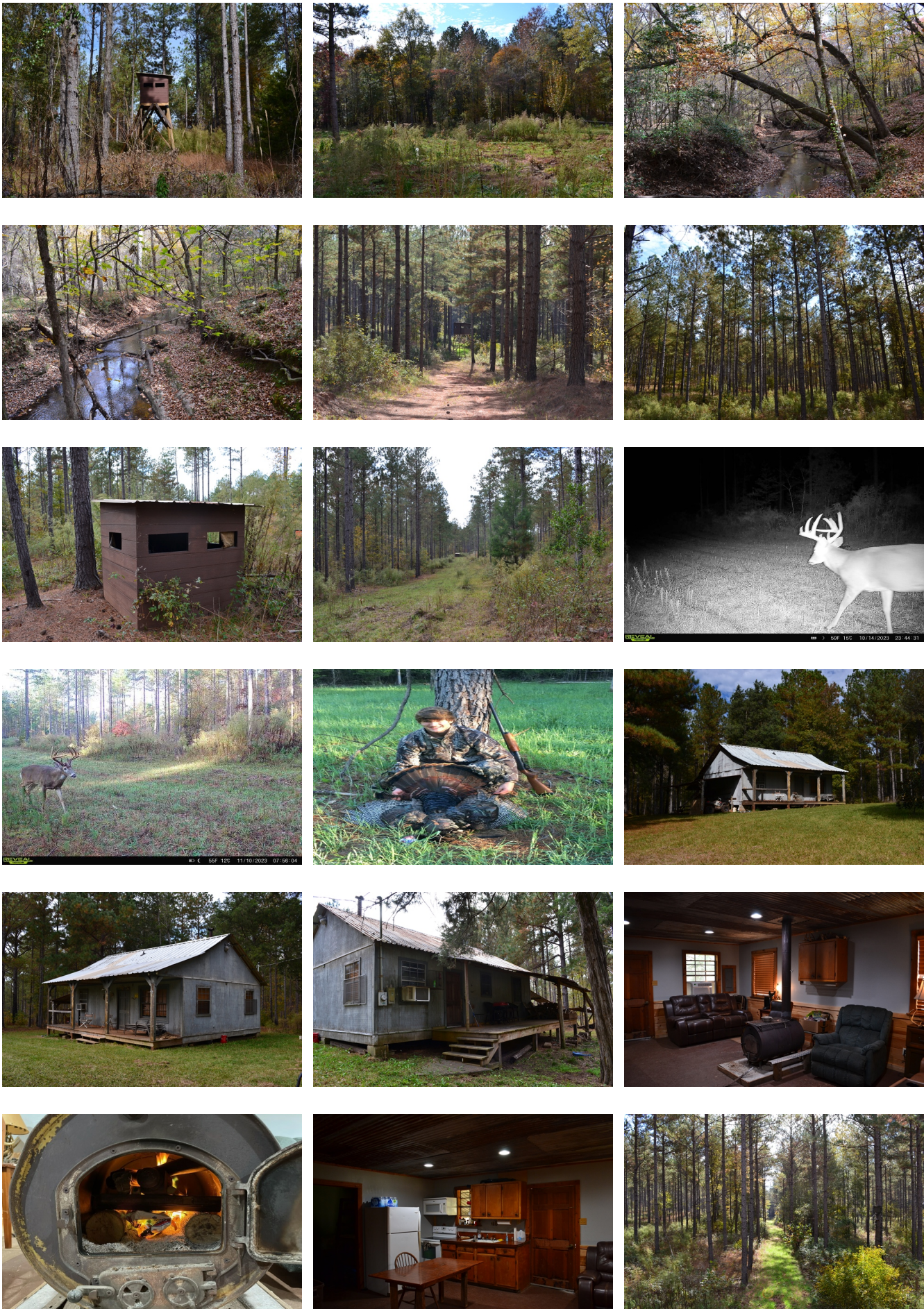
Email: michael@landandrivers.com

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



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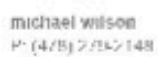
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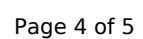
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Hancock County, Georgia, 117 AC \pm

An aerial photograph of a forested area. A red line outlines a specific region within the forest. To the right of this region, a road runs vertically, marked with several '22' shields. A small pond is visible to the right of the road. At the bottom of the image, there is a scale bar with markings for 0, 500, 1000, 1500, and 2000 feet.



1201 Merchants Way Suite 101

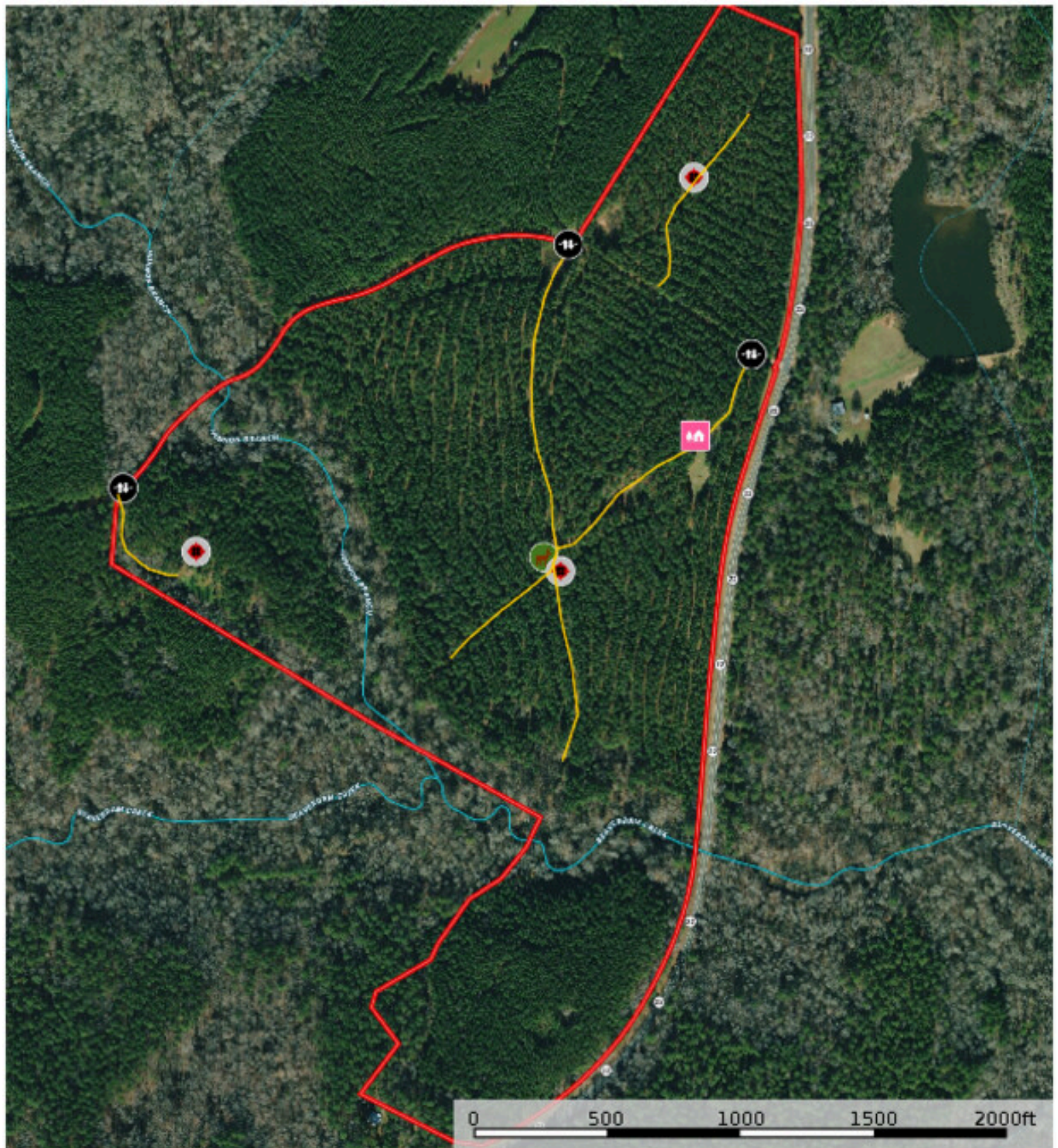


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Hancock County, Georgia, 117 AC +/-



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