



## **Hodchodkee Creek Lodge**

- Hodchodkee Creek Lodge is a true 282 acre outdoorsmans paradise. Turnkey recreational farms such as this are a rare find in todays market. This property checks all the boxes.
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- TRACT FEATURES:

Hodchodkee Creek Lodge consists of 55 +/- acres merchantable pine plantation. The understory as it currently sits gives great bedding & fawning areas for the deer population on the tract. The new landowner could implement a prescribed burn on portions of the pine plantation to provide additional forage. There are over 10 planted food plots currently in place with condo deer stands overlooking each. Many of the foodplots offer long range views with multiple shooting lanes. All Season Feeders are scattered all throughout the property, and will convey. This tract offers a nice mixture of mature creek bottom hardwoods & upland hardwood/pine mix. Most of hardwood areas have clean understory and are easy to navigate. Key bedding area and roosting habitat can be found all over. There is over a mile of Hodchodkee Creek frontage. Hodchodkee Creek is a year round slow flowing creek. The creek is easily navigable by foot along the banks. Hodchodkee Creek provides a key water source for all the wildlife on this tract. It is certainly worth noting that there are several natural springs & branches located here. Some of the prettiest bottoms I have seen are located along these areas. There is a vast internal road system on this tract that will take you to every part of the property with ease. Also, there are multiple trail systems that break off of the main road system to slip into stands and food plots.

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- LODGE FEATURES:
- A 2126 square foot lodge sits in the middle of the property. The lodge was built was in 2012, and will come fully furnished. The lodge boasts 3 bedrooms & 3 baths. A concrete basement adds additional space for family & friends.
- The lodge sits in a large 5 acre opening with long range views in every direction. The large back porch will be sure to impress.
- In addition to the lodge; there is an mobile home, and a 20x50 metal storage barn located at the front of the property.
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- WILDLIFE:
- This farm is loaded with all types of wildlife. Deer, Turkey, Ducks, and the occasional wild quail & hog can all be pursued on this tract! Food & water sources, bedding & roosting habitat, as well as brooding & fawning areas are located throughout.
- Stewart County is a sought after place whitetail deer. The Wild Turkey population is also notably very strong in Stewart County.
- The large sized neighboring properties are exactly what a potential buyer would ask for when buying a recreational tract.
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- LOCATION:
- 3 Hours to Birmingham, AL
- 2 Hours to Atlanta, GA

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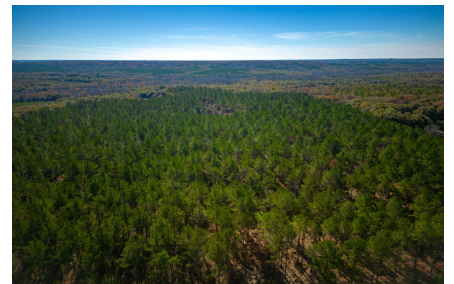
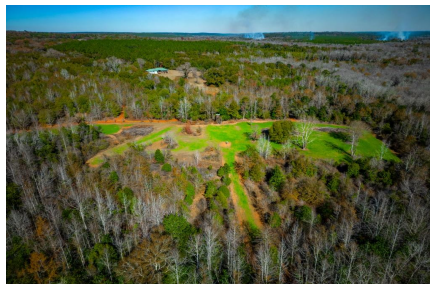
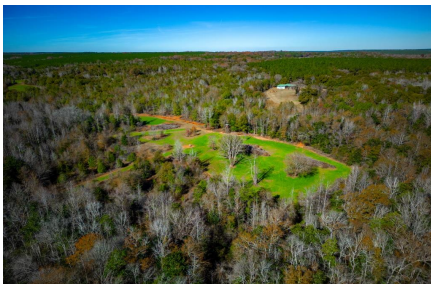
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- 5 Hours to Orlando, FL
- 4 Hours to Jacksonville, FL
- 9 Hours to Miami, FL
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- If you are in the market for a TRUE turnkey recreational property, you will be hard pressed to find a better tract than Hodchodkee Creek Lodge! Give us a call today for your private showing!
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\*This will be a turnkey purchase to include: FURNISHED LODGE, TWO ELECTRIC BAD BOY BUGGIES, 16 ALL SEASON FEEDERS, ALL BOX BLINDS & TREE STANDS.\*



**Price:** \$1,500,000  
**Property Type:** Residential  
**Status:** Sold  
**Street/Address:** 187 Hall Road  
**City:** Lumpkin  
**State:** Georgia  
**Zip code:** 31815  
**County:** stewart  
**Acreage:** 282  
**Per Acre Price:** \$0.00  
**Phone Number:** 478.972.9189  
**Email:** [Cade@landanddrivers.com](mailto:Cade@landanddrivers.com)  
**Google Maps link:** [View Larger Map](#)

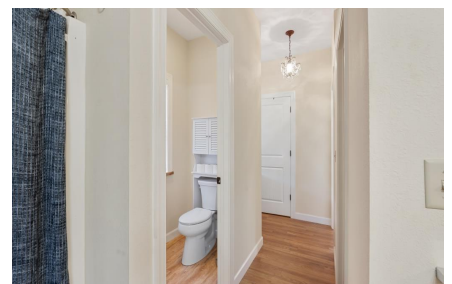
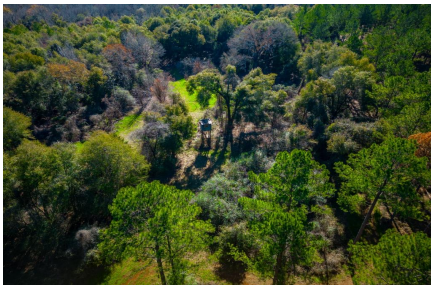




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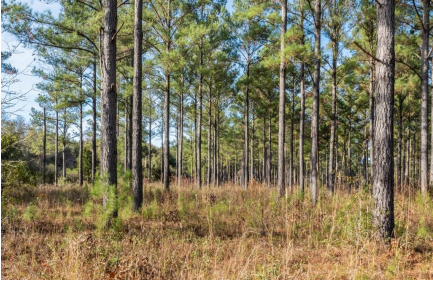
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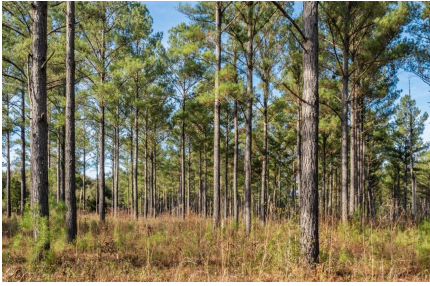




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