



## **Pendleton Pond**

Pendleton Pond is 117 +/- acres in southern Johnson county. It is a very nice and diverse farm. It contains diversity that is seldom found on a property of its size. It features 15 +/- acres of cultivated land that is currently being used as a dove field. This field has a long history of producing great shoots year in and year out. It is large enough to draw and hold birds while still being affordable to plant and maintain. The dove field lies on each side of Pendleton Creek Road. The property has 2,150 +/- feet of frontage along this county paved road. Several entrances along the road allow the property to be entered from three different points, but all will be easily secured if the new owner wishes. A 5 +/- acre area at the front of the property is in grass. This will make a great place to keep a small herd of livestock. The majority of this area is already fenced. The central area of the farm is made up of 57 +/- acres of 19 year old slash pine. This stand has been manicured and maintained for pinestraw. The pines are ready to thin if a new owner is not interested in selling the straw. These pines also give the property a very finished look while being a productive asset. The 3 bedroom 2 bath mobile home is positioned on a knoll overlooking the pond. It has a great view from the wraparound deck. A small equipment shelter. The well that serves the home can also be used to send water to the pond in times of drought. The pond serves as a major draw to all types of game. Deer and other animals frequent it as a water source. The drain that the pond is built along runs from the road across the property. It is filled with a mixture of hardwood and pine of various ages. It ties into Sheeppen Branch that makes up a boundary of the property. Along Sheeppen Branch is an area of approximately 6 acres that is being used as a food plot. This area provides ample room for planting wildlife feed. It would also make a great place to plant some fruit trees or hard mast trees for game feed. The deer herd on this property carries some great genetics, and management has really done well here. The young deer have been allowed to reach maturity, which ensures regular sightings of some very nice trophies. Turkeys and an abundance of small game can also be found on the property. The main body of the farm has been recently surveyed. The survey lines at the rear of the property have been pushed out to open access up to that area. All of the boundaries are well marked and easy to find. All of these attributes add up to a turnkey farm that is ready for a new owner. This property will provide recreation for years to come and give a new owner something to be proud of. The combination of a great location and well thought out improvements make this a must see property.

## Pendleton Pond

Published on Plantation Properties & Land Investments, LLC (<https://www.landandrivers.com>)

---



**Price:** \$270,000

**Property Type:** Land

**Status:** Sold

**Street/Address:** Pendleton Creek Road

**City:** Adrian

**State:** Georgia

**Zip code:** 31002

**County:** johnson

**Acreage:** 117

**Per Acre Price:** \$0.00

**Phone Number:** 4782792148

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

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



## Pendleton Pond

Published on Plantation Properties & Land Investments, LLC (<https://www.landanddrivers.com>)

---



**Source URL:** <https://www.landanddrivers.com/property/pendleton-pond>