

**603± ACRES WITH A LODGE
SUMTER COUNTY, GA**

\$4,100,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE SUMTER 603

PROPERTY PROFILE

LOCATION:

- Plains, Georgia 31780
- Sumter County
- Frontage on Bob Dodson Road
- 4± Miles from Historic Plains
- 9± Miles from Americus
- 42± Miles from Albany

COORDINATES:

- 32.065301, -84.352647

PROPERTY USE:

- Recreation
- Trophy Hunting
- Income Potential
- Investment
- Equipment Storage
- Entertaining
- Weekend Getaway

PROPERTY INFORMATION:

- 603± Total Acres
- 265± Acre Hardwood Mixture
- 56± Acre Woody Wetlands
- 9± Acre Irrigated Ag Field
- 5± Acre Dove Field
- 2,000± SF Hunting Lodge
- Planted Pine Stands
- Hardwood Stands
- Pasture Land
- Wolf Creek Traverses Property
- Established Food Plots
- Two Fishing/Duck Ponds
- 40x60 Pole Barn
- 20x40 Pole Barn

TAX INFORMATION:

- 1 Acre Estimated Taxes \$1,390
- 7 Acre Estimated Taxes \$287
- 151 Acre Estimated Taxes \$1,622
- 175 Acre Estimated Taxes \$1,284
- 269 Acre Estimated Taxes \$2,755



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PHILLIP VOGLER

LAND SPECIALIST

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P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUMTER 603

HERE IT IS FOLKS, THE SUMTER 603, A DREAMLAND OF WILDLIFE HUNTING! With unlimited trophy whitetail, longbeards, hog and duck hunting you won't have to look any further for all of your hunting desires. Nestled in southwest Georgia less than ten miles from Americus, this 603± acre Sumter County tract consists of approximately 158 acres with a lodge and an additional 445± acres less than a mile to the east. This property is home to some of the best wildlife in the state!

Not only will the trophy wildlife hunting captivate you but the income potential is also endless. From mature pine stands, to hardwoods, to Loblolly Elite that was planted in January 2022, the current and future timber investment is immediately obvious. Approximately nine acres of irrigated agriculture field can be leased out for farming.



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THE WILDLIFE



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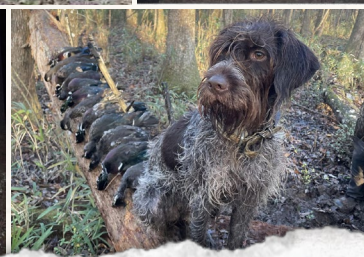
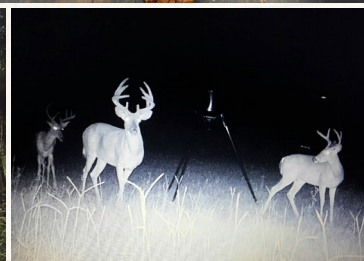
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MORE ABOUT THE SUMTER 603

THERE ARE TWO PONDS THAT OFFER FISHING AS WELL AS SOME OF THE BEST DUCK HUNTING THIS AREA CAN OFFER. Wolf Creek runs through the middle of the property providing a year-round water source for those trophy whitetails to travel. Multiple established food plots are in place to keep those whitetail and turkey happy, they will have no reason to leave your place. An established road system runs throughout the entire property with a multitude of sub-trails for easy access to all the hardwood hunting areas.

The Sumter 603 also expresses amazing versatility with its captivating landscape: rolling terrain, hardwood bottoms, mature pine, and pastureland. Established food plots are in place with tower stands and feeders. This is pretty much a turnkey hunting and income-potential paradise.



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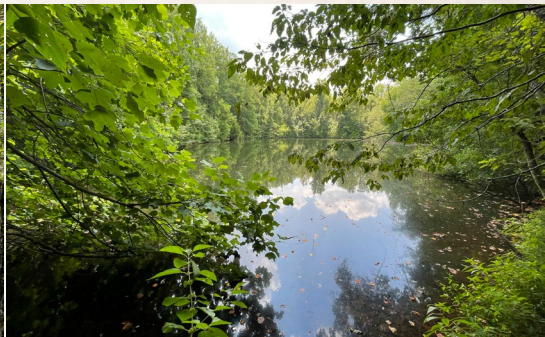
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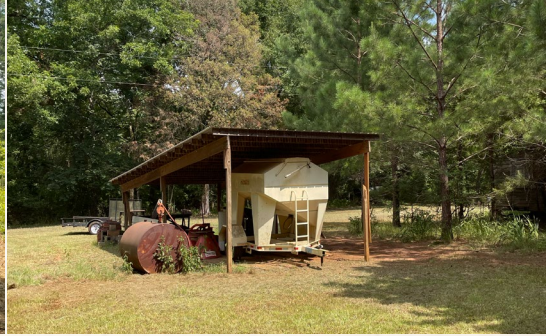
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MORE ABOUT THE SUMTER 603

ENJOY THE 2,000± SQUARE FOOT LODGE WITH FRIENDS AND FAMILY! Featuring four bedrooms, a living area, two full baths, a laundry room and full kitchen, there is plenty of space for everyone. The back deck provides a beautiful view of a hardwood bottom and a covered gazebo grilling area is a great place to hang out and tell stories. Just outside the lodge, you will find a 20'x30' shop to store ATV's and UTV's. Additionally, there are two pole barns for storing tractors and implements to keep them out of the weather.

Start making your own memories here on the Sumter 603, it is truly a hunting paradise in beautiful south Georgia! Every property has a story and this turnkey place is ready for additional stories to be told.

Call Phillip Vogler today to schedule a private tour.



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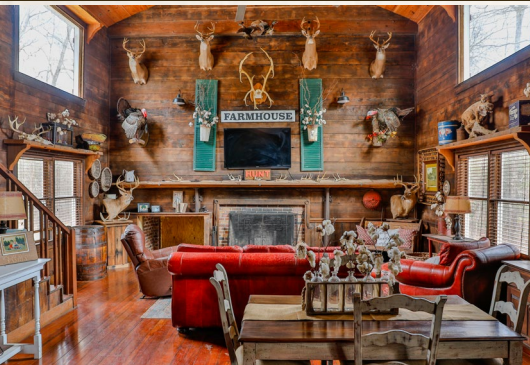
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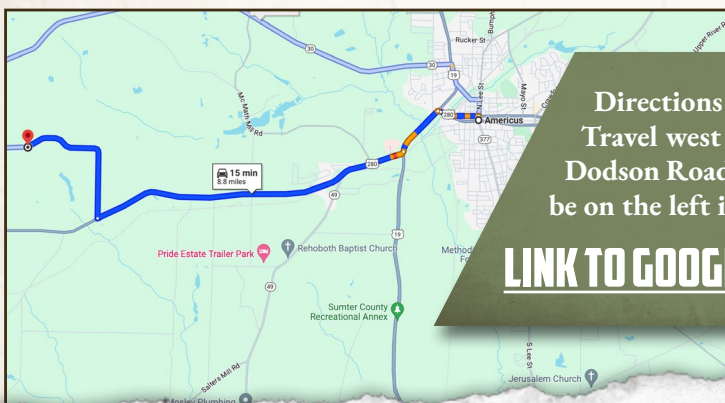
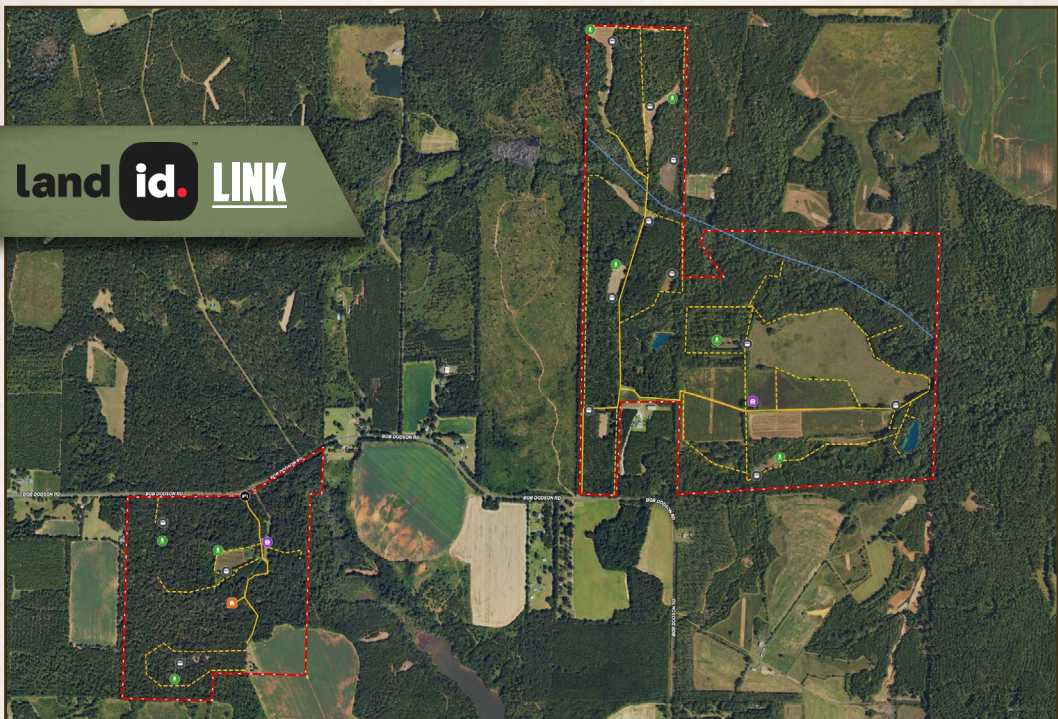
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Directions from Americus, GA:
Travel west on GA HWY 280 to Bob
Dodson Road. The lodge property will
be on the left in approximately 3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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