



WAGON WHEEL FARM

WAGON WHEEL ROAD
ARABI, GA 31712

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Property Overview



Sale Price **\$256,000**

OFFERING SUMMARY

Acreage: **64 Acres**
Price / Acre: \$4,000
City: Arabi
County: Crisp
Property Type: Land Investment, Timberland

PROPERTY OVERVIEW

This 64-acre property is a hunter's paradise, located less than 3 miles off I-75 and just under an hour and a half from the Florida line. Known for its outstanding whitetail genetics, this area consistently produces trophy-quality deer and an abundance of turkeys.

The land features a small pond that provides a vital water source for wildlife, along with a creek that flows through the middle of the property. A diverse mix of natural hardwoods, younger slash pine, and recently clear-cut areas (ready for replanting in 2025) offer excellent habitat and future timber income potential.

Surrounded by large agricultural and timber tracts, this property is both a recreational haven and a solid investment. Its proximity to major cities like Valdosta, Warner Robins, Tifton, and Cordele ensures easy access to amenities while providing the seclusion that hunters and outdoor enthusiasts crave.

Aerial Map



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

94%/6%

Soil Types:

- Alapaha Loamy Sand
- Tifton Loamy Sand
- Cowarts Sandy Loam Fuquay Loamy Sand

Zoning / FLU:

AG

Nearest Point of Interest:

Cordele, Tifton, Warner Robins, Valdosta

Current Use:

Hunting/Timber Investment



LOCATION & DRIVING DIRECTIONS

Parcel:

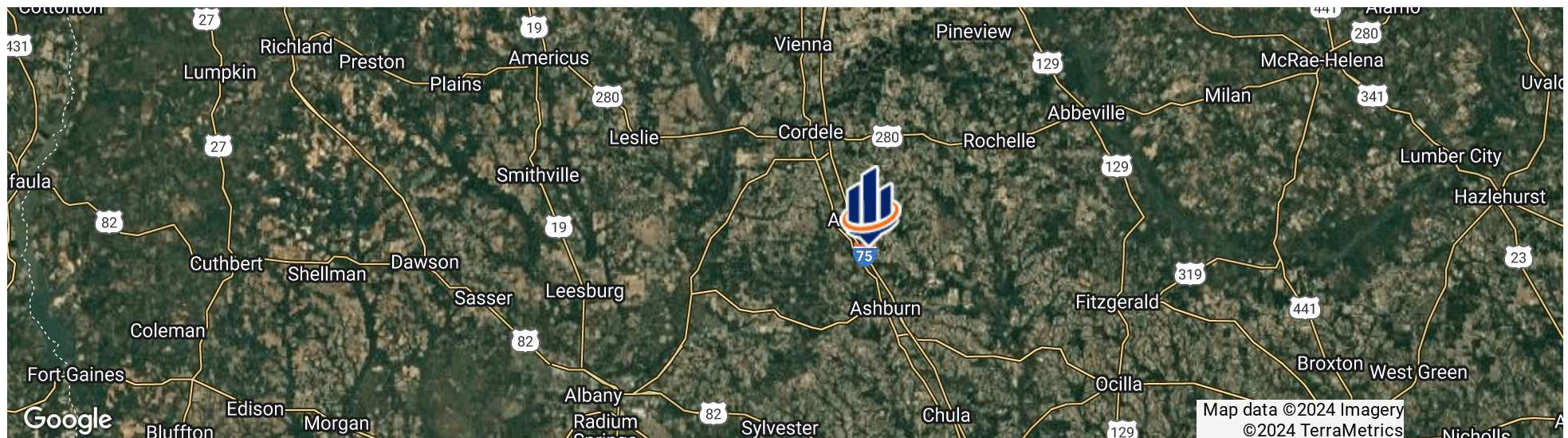
GPS: 31.8500257, -83.6798047

- From I-75:

Take Exit 92 for Arabi.
If you're heading north
on I-75, turn right onto
Hawpond Road.

Driving Directions:

If you're heading
south on I-75, turn left
onto Hawpond Road.
Turn left on Wagon
Wheel Road





Additional Photos





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