



FOR SALE

Crooked Creek Preserve At Lake Sinclair

± 184.42 Ac. \$2575/Ac. or \$475,000
Putnam County, Georgia

American Forest Management, Inc., is pleased to offer Crooked Creek Preserve at Lake Sinclair. The property is a unique offering of preserved lands containing 184.84 acres. With over 4500 feet of shoreline frontage along Lake Sinclair as well as 2500 frontage along Crooked Creek, this is truly one of the most affordable recreational opportunities in Central Georgia.

The property is under a conservation easement with 3 reserved building stamps overlooking Lake Sinclair. This is an excellent opportunity to own and enjoy a secluded property with lake access and 184 acres of extensive managed hunting and recreational property in Central Georgia.

Property Attributes Include:

- 184 Contiguous Acres
- 4500 Feet of Lake Sinclair Frontage
- 2500 Feet of Scenic Crooked Creek Frontage
- 3 Optional Building Envelopes on Lake Sinclair
- Beautiful Long Range Views of Lake Sinclair
- 90 Acres of Mature Natural Hardwoods
- 85 Acres of Thinned Planted Pine Plantations
- Graveled Interior Roads
- Gated Entrance
- Planted Food Plots
- Excellent Hunting Habitat for Deer, Turkey Dove
- Water Resources
- Ideal Duck Hunting Habitat
- Convenient to Eatonton, Gray and Lake Oconee

Directions:

Tract is located east of Eatonton on Lake Sinclair along Crooked Creek Rd.



CONTACT:

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All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representations or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

WE'RE IN THIS TOGETHER

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