



SMOKEHOUSE RANCH

ARLINGTON, GA | EARLY COUNTY

500 ± ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 500 ± acres

Sale Price: \$895,000

Price per Acre: \$1,790

Site Address: 5090 Nicklesville Rd., Arlington, GA
39813

County: Early

Water Features: 4 acre pond and Cypress bottoms

Road Frontage: Over a half mile along Nicklesville Rd.

Soil Types: Ocilla Loamy Sand, Grady Loam, Goldsboro
Loamy Sand

Uplands/Wetlands: Primarily upland hardwoods

Irrigation/Wells: 4" well at Pond and well at cabin

Structures:

- 6 bed, 2 bath cabin renovated in 2005
- 50 ft by 60 ft storage barn

Smokehouse Ranch features 500 acres of pristine habitat located on Nicklesville Road, just east of Blakely, Georgia.

Great area genetics and surrounding agriculture make this property an elite destination for growing quality whitetails. With a mixture of hardwoods, upland pine, and cypress wetlands, all game species are able to thrive on this property.

There are several established food plots, and box blinds, as well as a beautiful 6-bed, 2-bath cabin boasting plenty of room for family and friends. There is a 4 ± acre pond with 4 inch well that can be planted and flooded for ducks.

Zoning/FLU: Agriculture

Fencing: Perimeter fence

Game Populations: Whitetail deer, turkey, duck,
alligator

Income Features: 75 acres of planted pine

Land Cover: Timber, Wiregrass, Forested Bottomland

Current Use: Hunting and timber production



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 0009 012, 0009 011

Driving Direction:

- Take GA-37 West from Camilla. Turn left on GA-216. Turn left on Ike Newberry Rd. Turn right on Nicklesville Rd.

Showing Instructions: Contact listing agent, Bryant Peace (229.792.8559) for showing instructions.



Adjoining 265 acres can be purchased



Aerial Photo of Hunting Cabin





Established food plots & box blinds



6 bed, 2 bath cabin with plenty of room for family & friends!







Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

500 ± Acres • 6 bed/2 bath cabin
Excellent habitat for all game species
4 ± acre pond, storage barn, 2 wells

SREland.com/SmokehouseRanch

Bryant Peace 229.792.8559 | Bryant@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
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