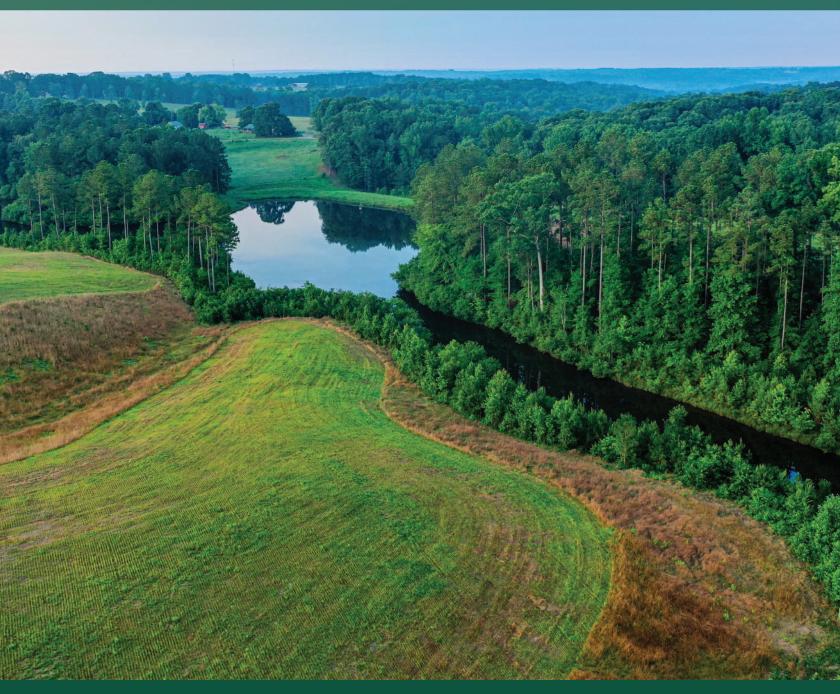
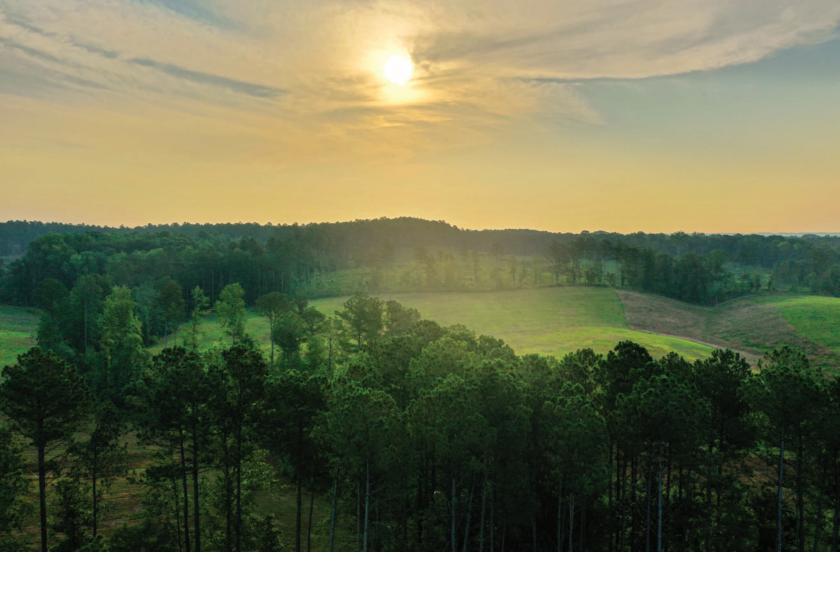
Knott Ranch 462

462.00 Acres | Elbert County, GA | \$2,350,000









Property Summary

Knott Ranch is a $462 \pm$ acre property off Nickville Road in Elbert County, GA. The property features include 170 ± 4 acres of mature pine timber, 75 acres of Fescue and Bermuda pasture, a managed 5-acre trophy bass lake, excellent maintained roads, and a spacious $11,250 \pm 10$ sq ft shop with power and 8 bay doors.





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Land

This tract spans 462 acres of gently rolling topography, featuring approximately 170 acres of 24-year-old unharvested pine, 75 acres of fescue/bermuda pasture (40 acres fenced and nearly livestock-ready), a 5-acre lake with a quality dam and drainage system, and mixed soils suited to timber growth, forage production, and wildlife habitat.

Improvements

An oversized $75' \times 150'$ metal shop sits on a concrete slab with full-power service and eight automatic roll-up doors. A well-maintained network of gravel and dirt roads provides excellent access throughout the property.

The property also features an 10 slip RV site with power, water, and septic. There is a 3,000 gallon septic tank for the site as well as 600 foot of chambers.

Recreation

This tract offers exceptional hunting opportunities, especially for whitetail deer:

Elbert County is noted for producing sizeable deer, recognized in statewide hunting records. In Georgia's Piedmont region, over 6,900 deer were harvested in the most recent Wildlife Management Area report (4,347 bucks by roughly 48,300 hunters). Timber edges, food plots, and lake cover create ideal staging and bedding areas.

Additionally, the lake and surrounding habitat support excellent turkey, small game, and waterfowl opportunities.









Agriculture

Approximately 75 acres of well-established pasture (fescue/bermuda) are perfect for grazing, hay production, or supplemental forage. Forty acres are already fenced and can be livestock-ready with minimal work. The remainder of the pasture can be cross fenced for additional grazing ground.

Region & Climate

Nestled in Georgia's Piedmont, Elbert County enjoys a temperate climate with ~48" annual rainfall and a long growing season. The region supports high-quality pine timber, hearty pastures, and wildlife production year-round.

Location

Situated on Nickville Road in scenic, rural Elbert County, this property is under 15 minutes to Elberton, about 30 minutes to Athens, and roughly two hours from Atlanta. The area is known for peaceful country living, strong agricultural roots, and excellent outdoor recreation.

^{*}All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





















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PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

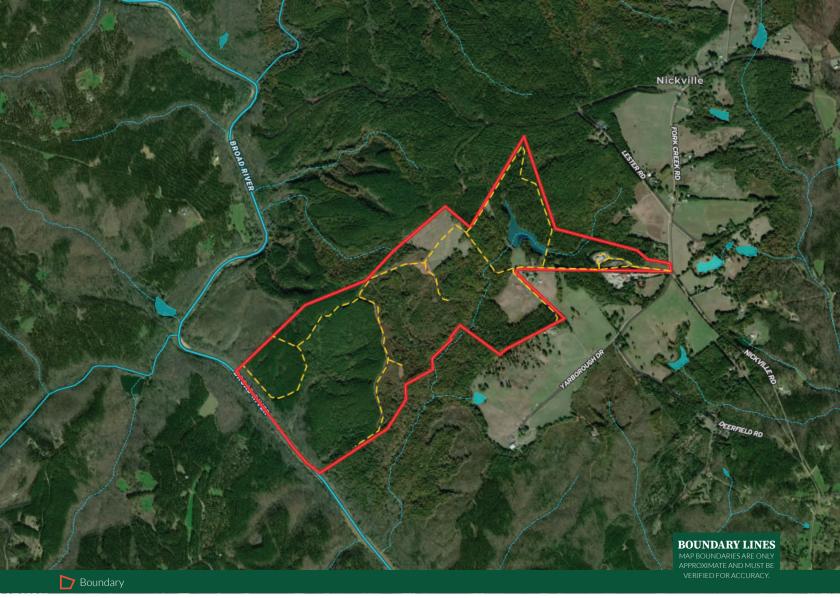
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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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