

Knott Ranch 462

462.00 Acres

Elbert County, GA

\$2,350,000



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Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Farm/Crops/Ag
Fishing
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Water Access
Water View
Waterfront
Wooded

Land Details

Address: TBD Nickville Road ,
Elberton, Georgia 30635, USA
Closest Town: Elberton
Total Acres: 462.00
Deeded Acres: 462.00



Property Summary

Knott Ranch is a 462 ± acre property off Nickville Road in Elbert County, GA. The property features include 170 +/- 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 sq ft shop with power and 8 bay doors.





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' x 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.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

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- RICK STEINER, SELLER/BUYER

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