

# Sumter County 97

97.50 Acres | Sumter County, GA | \$633,750



HAYDEN  OUTDOORS.



# Sumter County 97

TOTAL ACRES:

97.50

PRICE:

\$633,750

COUNTY:

Sumter County

CLOSEST TOWN:

Plains, GA

## Activities & Amenities:

Food Plots  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Turkey  
Timber  
Wooded

## Land Details:

**Address:** 2249 GA-49, Plains,  
Georgia 31780, USA  
**Total Acres:** 97.50

## About This Property

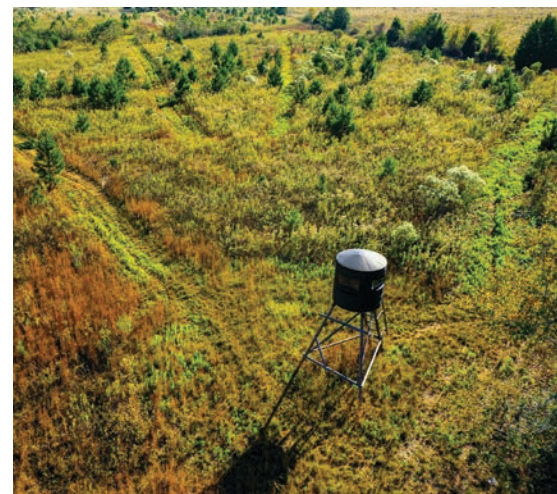
A rare opportunity to own 97.5± acres of clean, diverse habitat in the rolling countryside of Plains, Georgia. This recreational tract combines mature hardwoods, open native grass fields, and productive mast-producing timber for an ideal balance of hunting and investment potential. With abundant deer sign, established travel corridors, and excellent access along Logan Store Road and GA-49, this property is primed for year-round recreation.

## Land

The property is 97.5± total acres with approximately 48 acres of open field/natural regeneration and 49 acres of mature hardwood and pine blend. The topography is gently rolling terrain with excellent internal visibility and well-drained soils. Access to the property is on Logan Store Road with two access points available on the approximately 550 feet of road frontage.

## Recreation

This recreational property has excellent whitetail, turkey and quail habitat with heavy deer sign throughout. The timber has mixed mast-producing hardwoods (oaks, hickory, pecan volunteers) provide year-round forage with some pines mixed in. Clean understory and mature timber create exceptional travel corridors and bedding cover. Between the open field and timber, it is ideal for establishing food plots, bow stands, or dove fields.







## Agriculture

Mature hardwood and pine offering immediate and future timber value. Well-balanced mix of habitat diversity suited for wildlife management or selective harvest. Marketable woodlands provide long-term financial upside alongside recreational enjoyment.

## History

Key Features Include: Excellent whitetail and turkey hunting, diverse habitat with income-producing timber potential, road frontage and strong access, clean and open understory and natural aesthetics, ready for recreation, hunting, or future build sites.

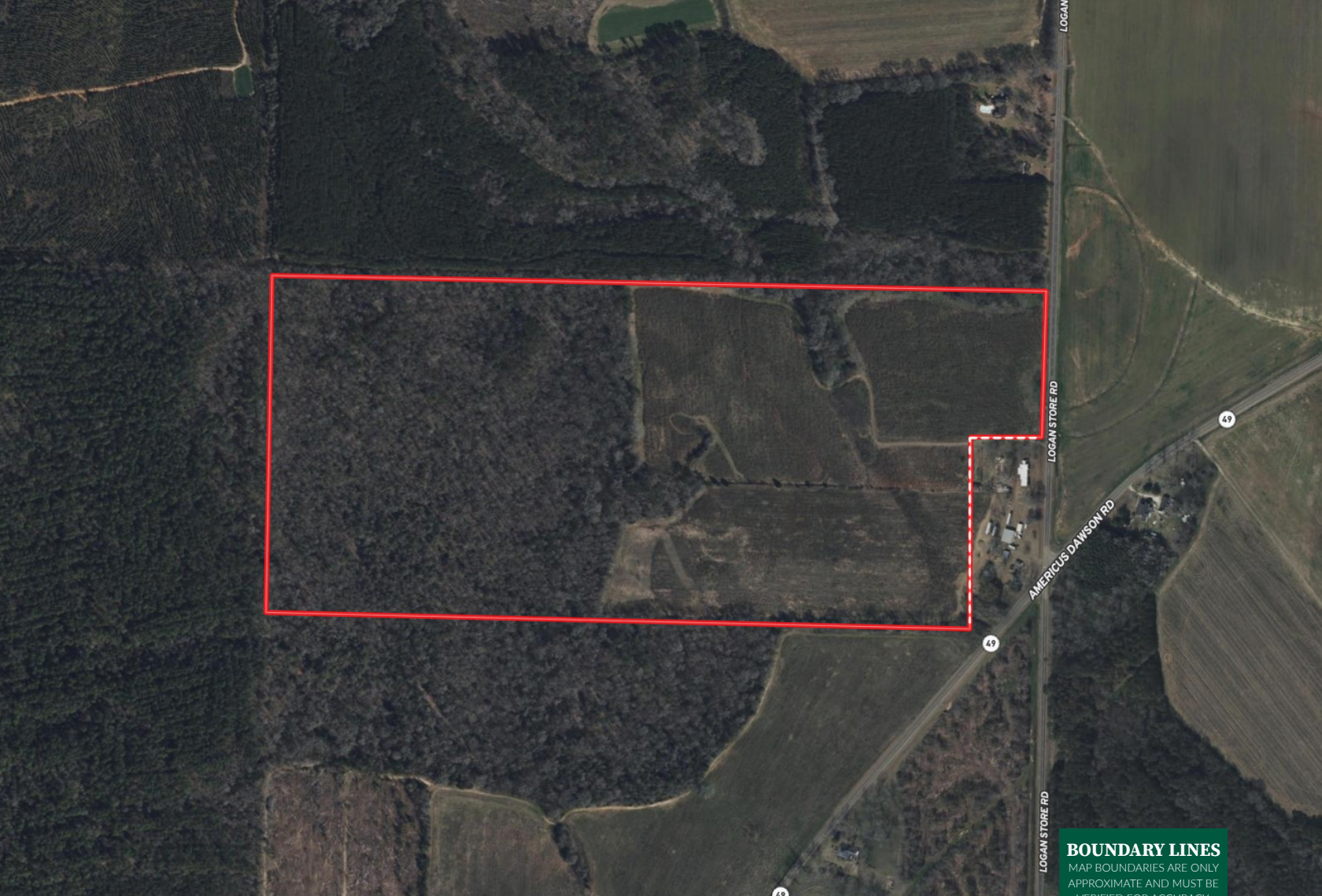
## Location

Situated minutes from Plains, Georgia — within easy reach of Americus, Albany, and Columbus. Excellent access to utilities and paved roads while maintaining privacy and seclusion.

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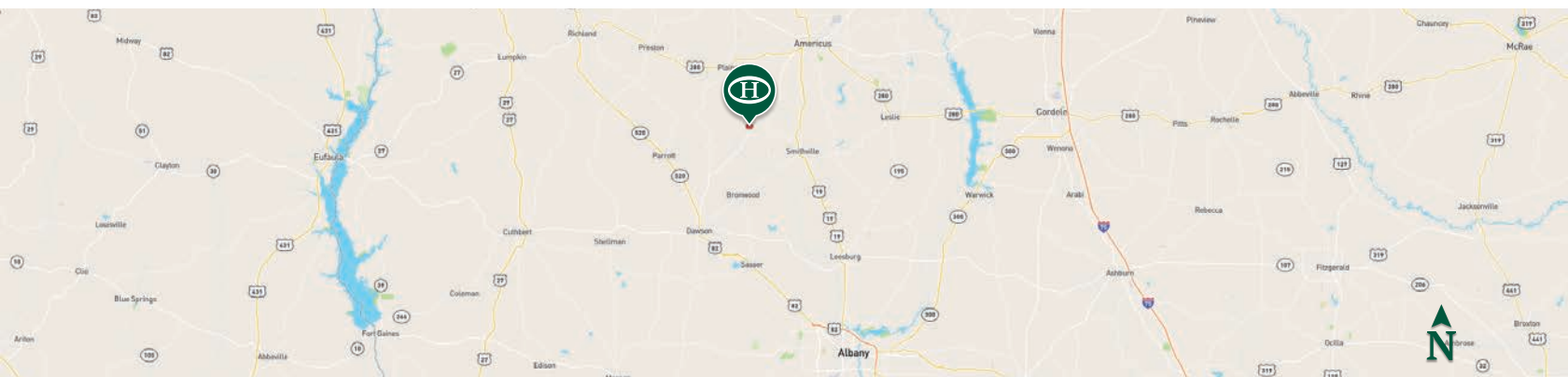






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary






# HAYDEN OUTDOORS



FARM, RANCH & RECREATIONAL REAL ESTATE



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