

Little Hichitee Creek Tract  
256 +/- acres  
Cusseta, GA



**LOCATION:** 251 Friendship Rd Cusseta, GA 31805

**TERRAIN:** rolling hills, creek bottoms, upland longleaf pines

**LAND USE:** Recreational, hunting, Home sites, rural residential, timber, horse farm

**PRICE:** \$1,300,000

**SPECIAL FEATURES:** The Little Hichitee Creek tract is located 22 miles southeast of Columbus, GA in Cusseta, GA. The gated entrance road was originally built as a county road but is now private. The topography of this tract is well suited for diverse recreational use. From open pasture and smaller wildlife openings, to creek bottoms and upland pines, this property has it all. The 3 bedroom hunting lodge overlooks the 13 acre professionally managed lake. A massive 1,500+ sq foot brick barn fronts the pasture and contains sleeping quarters, walk in freezer and kitchen area. If desired, the pasture could be planted in longleaf pines, native grasses or used for grazing. With an extensive trail system throughout and variety of terrain this 256 acre tract is the ideal opportunity for the outdoorsman. Call Boon today to for a private tour of this beautiful property.

**LINK TO LISTING:** <https://boonbickerstaff.com/listings/little-hichitee-creek-tract/>

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

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**FLOURNOY & CALHOUN**  
REALTORS

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### Property Highlights

- 13 acre lake professionally managed by MidSouth Lake Management
- 3 Bedroom lakefront hunting lodge
  - Stainless steel appliances
  - Pine floors and ceilings
  - Cooking area with Green Egg
- Brick barn/deer processing building with sleeping quarters
  - 2 rollup doors
  - Walk in freezer
  - Ice maker, refrigerator, washer, dryer
  - Kitchen with stainless steel tables
  - Covered equipment storage area
- Solar gate
- 300 gallon diesel tank
- Wood barn with road frontage
- 5 Ranch King Tower Stands 2 6x8 3 6X4
- Multiple food plots
- 2 skeet houses
- 32 Acre pasture
- 1.5 acre multi-purpose duck pond. creek fed with water level control

### Distances in miles

- Columbus 22
- Albany 68
- Macon 91
- Montgomery 103
- Atlanta 126
- Tallahassee 154

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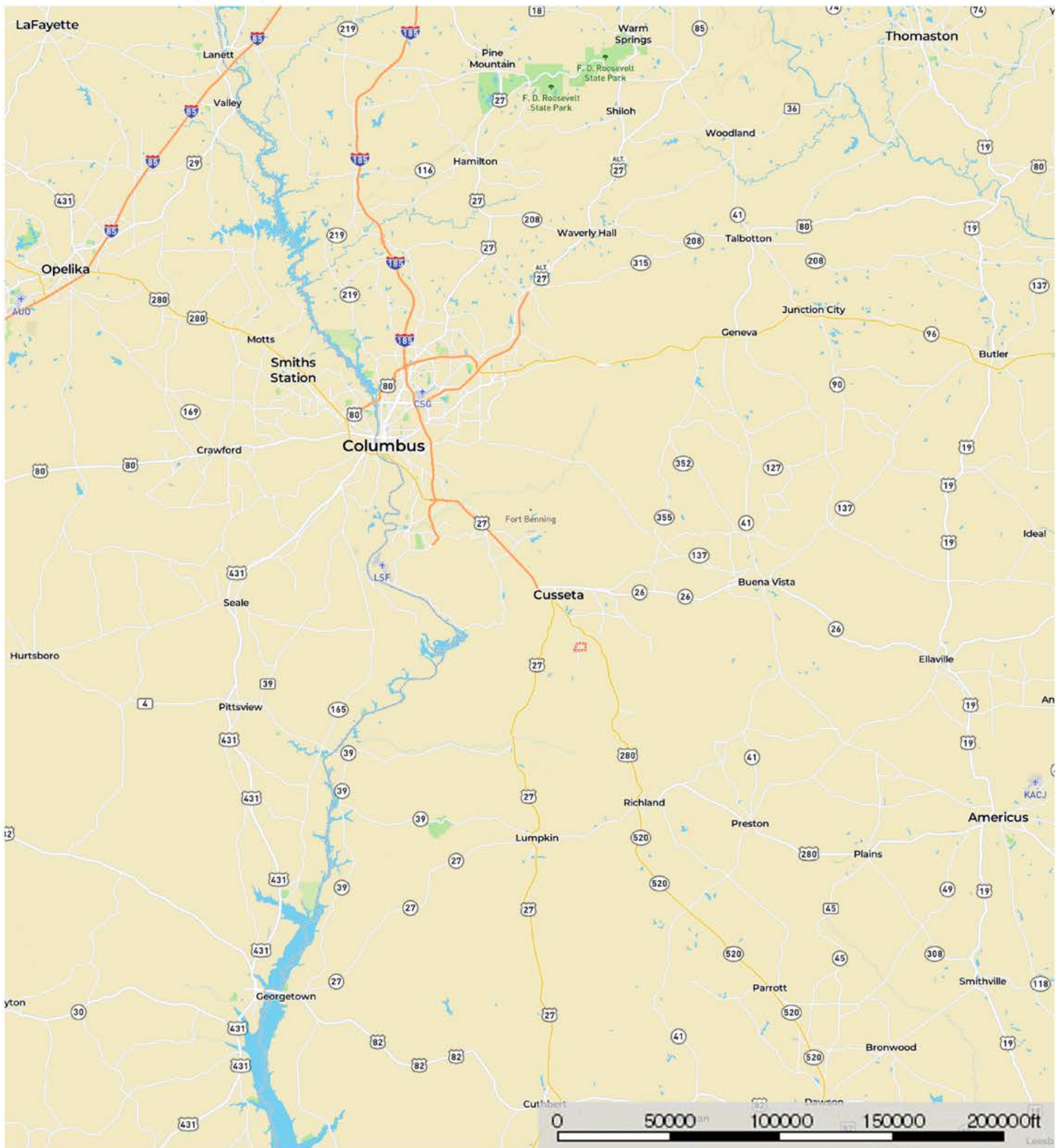






# Hichitee Creek Tract

Chattahoochee County, Georgia, 256 AC +/-



Boundary



**Hichitee Creek Tract**  
Chattahoochee County, Georgia, 256 AC +/-

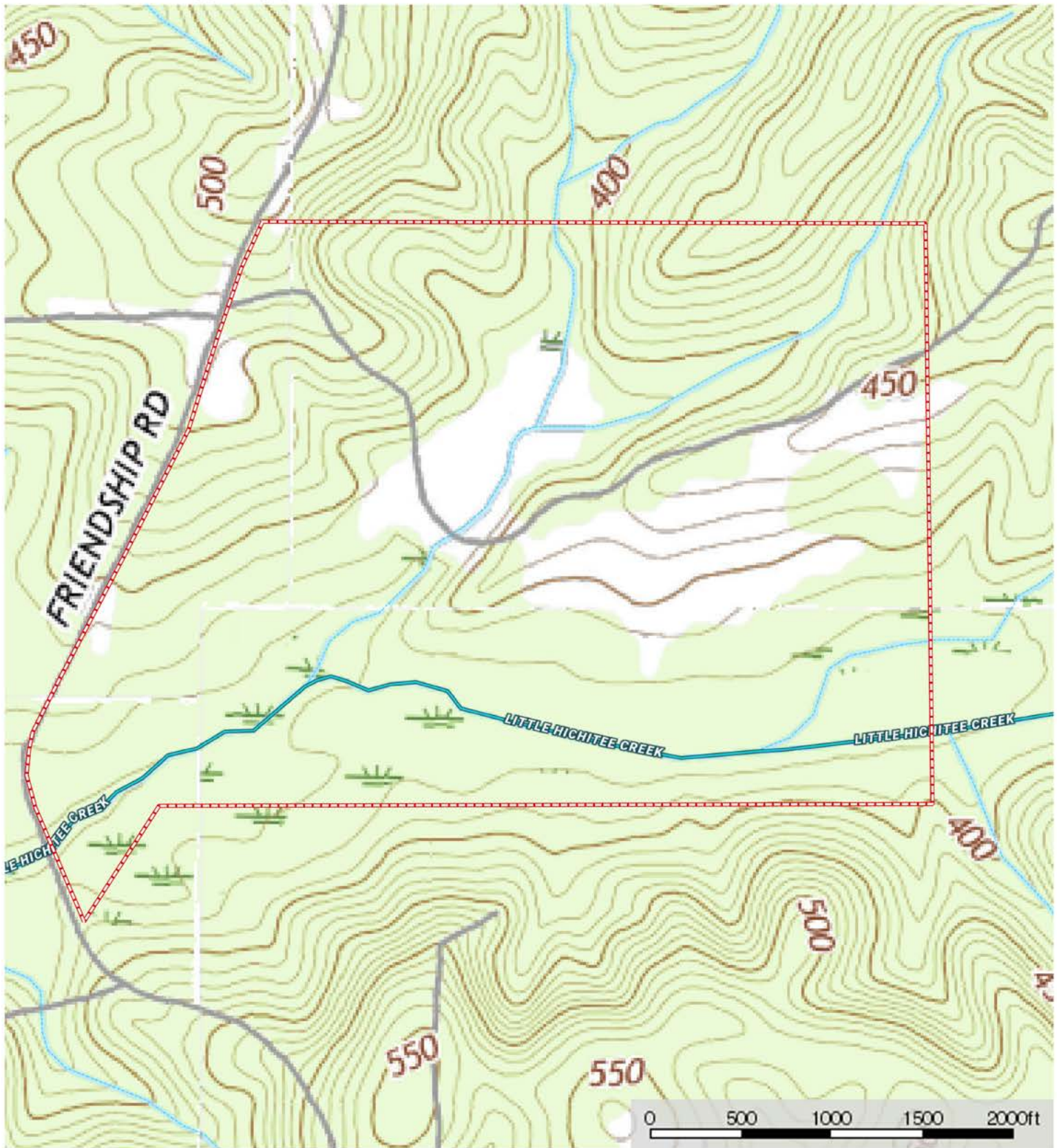


Boundary    Stream, Intermittent    River/Creek    Water Body



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Chattahoochee County, Georgia, 256 AC +/-



Boundary Stream, Intermittent River/Creek Water Body