



MERRITT CREEK 395

\$2,007,500
395 +/- ACRES TOTAL
CALHOUN COUNTY, GA

Merritt Creek 395 in Calhoun County blends irrigated farmland, longleaf pine stands, and a large cypress duck pond across +/- 395 acres.

Offered as a whole or in three tracts, it's ideal for homesites, income-producing ag, and premier hunting.

Tract 1 offers +/- 29 acres with buildable sites and creek frontage.

Tract 2 includes +/- 224 acres with a 97-acre pivot and a 30-acre pond for irrigation and duck hunting.

Tract 3 spans +/- 138 acres of longleaf pine, hardwoods, and a 7-acre food plot—perfect for deer, turkey, and quail. Shown by appointment only.

Merritt Creek 395 Tract Breakdown:

- Tract 1: +/- 29 Acres - \$150,000
- Tract 2: +/- 224 acres - \$1,182,500
- Tract 3: +/- 138 acres - \$675,000



