

Tired Creek Chicken House and Game Farm

3695 Tired Creek Rd, Whigham, Georgia 39897



Justin Beall
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PROPERTY OVERVIEW



Sale Price

\$595,000

Property Overview

Introducing a unique 49.81-acre parcel boasting a range of income-generating and recreational opportunities. This property features 5 recently updated chicken houses suitable for poultry production, with flight pens for quail and pheasants. Additionally, 20+/- acres of agricultural fields support grazing and cattle production, complete with established fencing. The property's 28+/- acre mixed hardwood pine stand offers abundant hunting prospects for outdoor enthusiasts. With a rented mobile home providing a steady income stream, this property presents a diverse range of possibilities, including the option for conversion into a weekend or permanent residence.

Offering Summary

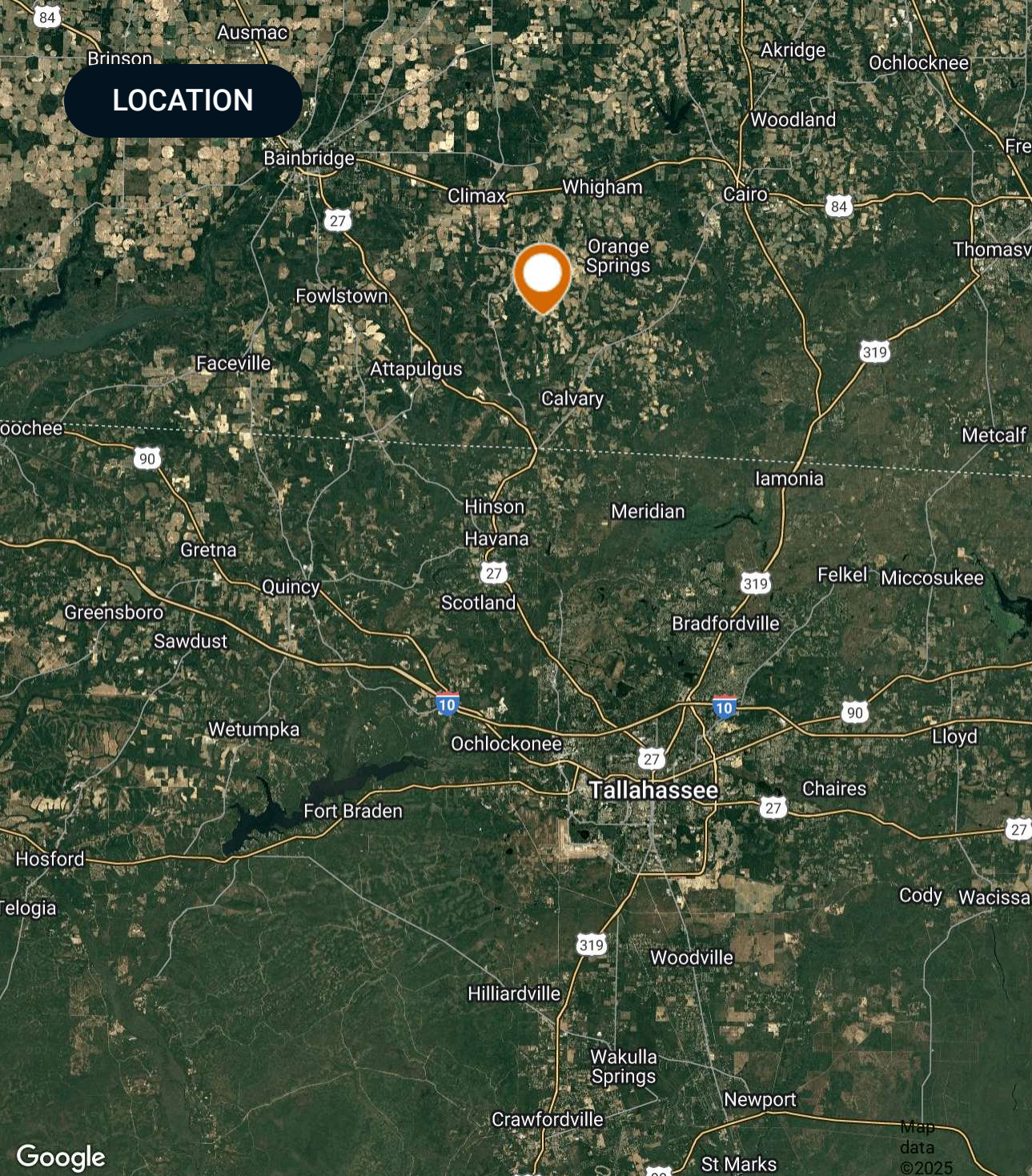
Acreage:	49.81 Acres
Price / AC:	\$11,945
City:	Whigham
County:	Grady
Property Type:	Agriculture/Recreation

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Dairy• Farms & Nurseries Properties• Hunting & Recreation Properties• Land Investment
Soil Types:	Primarily loamy sand
Water Source & Utilities:	Grady EMC, on site well
Road Frontage:	1200 +/-
Fencing:	Currently used for cattle grazing with up to date fencing throughout
Current Use:	Cattle Production Game Bird Farm (Quail and Pheasant) Flight Pens Chicken houses have been updated within the past 12 months
Potential Recreational / Alt Uses:	Mixed Hardwoods provide quality deer and turkey habitat. Pasture land can easily be established into productive dove fields.
Land Cover:	21 Acres mixed HW/Pine 28.81 Acres of Ag Field 5 Up to date Chicken Houses
Structures & Year Built:	Mobile Home with established rent history



Location & Driving Directions

- Parcel:** 00100038
- GPS:** 30.8142511, -84.3761877
- Nestled at the Grady/Decatur county line and just south of 84 on Tired Creek Rd, Tired Creek Farm boasts a prime location
 - Situated between Bainbridge and Cairo, and approximately 30 miles from Tallahassee, the property offers easy accessibility
 - In Bainbridge, residents can enjoy convenient dining options, grocery stores, and access to the river and lake for fishing and boating
 - Its proximity to Tallahassee makes it an ideal choice for those seeking a peaceful retreat near a bustling city, or for weekend commuters
 - Embrace the best of both worlds at Tired Creek Farm - a serene rural setting with easy access to urban amenities.
- Driving Directions:**
- Contact listing agent
- Showing Instructions:**
- Contact listing agent

ADDITIONAL PHOTOS











ADVISOR BIOGRAPHY



Justin Beall

Associate Advisor

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Professional Background

Forestry & Wildlife Specialist | Land Steward | Trusted Advisor

Justin is a proud University of Georgia alumnus with a B.S. in Forestry and a Master of Natural Resources, specializing in Wildlife Management. With years of experience in timber and wildlife management, Justin brings unmatched expertise to clients seeking recreational, investment, or income-producing properties.

His background includes forestry consulting, plantation management, and overseeing large-scale timber tracts across the Southeast. From turning raw land into thriving wildlife habitats to managing high-value recreational properties for deer, turkey, and quail, Justin knows how to unlock a property's full potential.

Since 2020, he has served as Area Procurement Manager for Boise Cascade Inc., supplying timber for one of the region's leading plywood mills. This hands-on industry role gives Justin a unique edge in evaluating land not just for its beauty, but for its long-term value.

Justin's passion lies in helping clients make smart, informed decisions—whether they're purchasing their first hunting retreat or expanding a land portfolio. He understands that land is more than just an asset—it's a legacy. His commitment to responsible land stewardship ensures that every property can be enjoyed today, and preserved for tomorrow.



For more information visit www.saundersrealestate.com

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