

# FOR SALE

PUTNAM COUNTY, GA

---

## 588 +/- ACRE RECREATIONAL PROPERTY



**MACALLAN**  
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

**HEATH MILLIGAN**  
PRINCIPAL  
404.647.4999  
heath@macallanre.com  
1642 Powers Ferry Road SE, Suite 250  
Marietta, Georgia 30067

**JOHN REX FUQUA**  
LAND SPECIALIST  
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## PROPERTY ACCESS

Property inspections shall be done during daylight hours. Seller and Macallan Real Estate in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.



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### OPPORTUNITY

Macallan Real Estate is pleased to present the Rock Eagle Tract, 588 acres of recreational land located in the heart of Georgia's Lake Country. Meticulously managed with long-term stewardship in mind, the property's mature pines, upland hardwoods, hardwood bottoms and numerous food plots provide great habitat for a healthy wild game population. The Rock Eagle Tract's gently rolling topography is easily traversed by a well-maintained interior road system, providing access to all areas of the property for forest management and recreational activities.

Your own private retreat awaits, located just over an hour from Atlanta, under an hour from Athens and Macon, and just minutes away from the shores of Lake Oconee.



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### PROPERTY FEATURES

- 588 +/- Acres
- Primary access from Harmony Road with deeded access from Hwy 441
- Approximately 360ft of frontage on Harmony Rd
- Minutes away from retail centers and amenities of Lake Oconee
- Just over an hour east of Atlanta, South of I-20
- 2.5 miles from Lake Oconee
- 3 miles from Sugar Creek Boat Ramp
- Conservation easement opportunity
- Public sewer and water lines traverse the property, giving this tract future development potential
- Numerous food plots
- Gently rolling topography
- Well-stewarded forestland with ample opportunity for future forest management revenues
- Healthy Population of wild game, including deer, turkey and wild quail.

**Asking Price: \$2,940,000 (\$5,000 Per Acre)**



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## AREA OVERVIEW

Just over 8 miles from the main gate at Reynolds Lake Oconee, the Rock Eagle Tract is uniquely situated in rural Putnam County while also being a short drive to one of Georgia's premier recreation destinations. Publix anchored Lake Oconee Village and the many surrounding retailers, restaurants and amenities, including some of the best golf courses in the state are all within a 15-minute drive of the property. The historic cities of Madison and Eatonton are both within 20 minutes of the property on Highway 441.

Despite being just over an hour east of Atlanta, Putnam County is characterized by limited residential development, agriculture and large expanses of unfragmented forestland.



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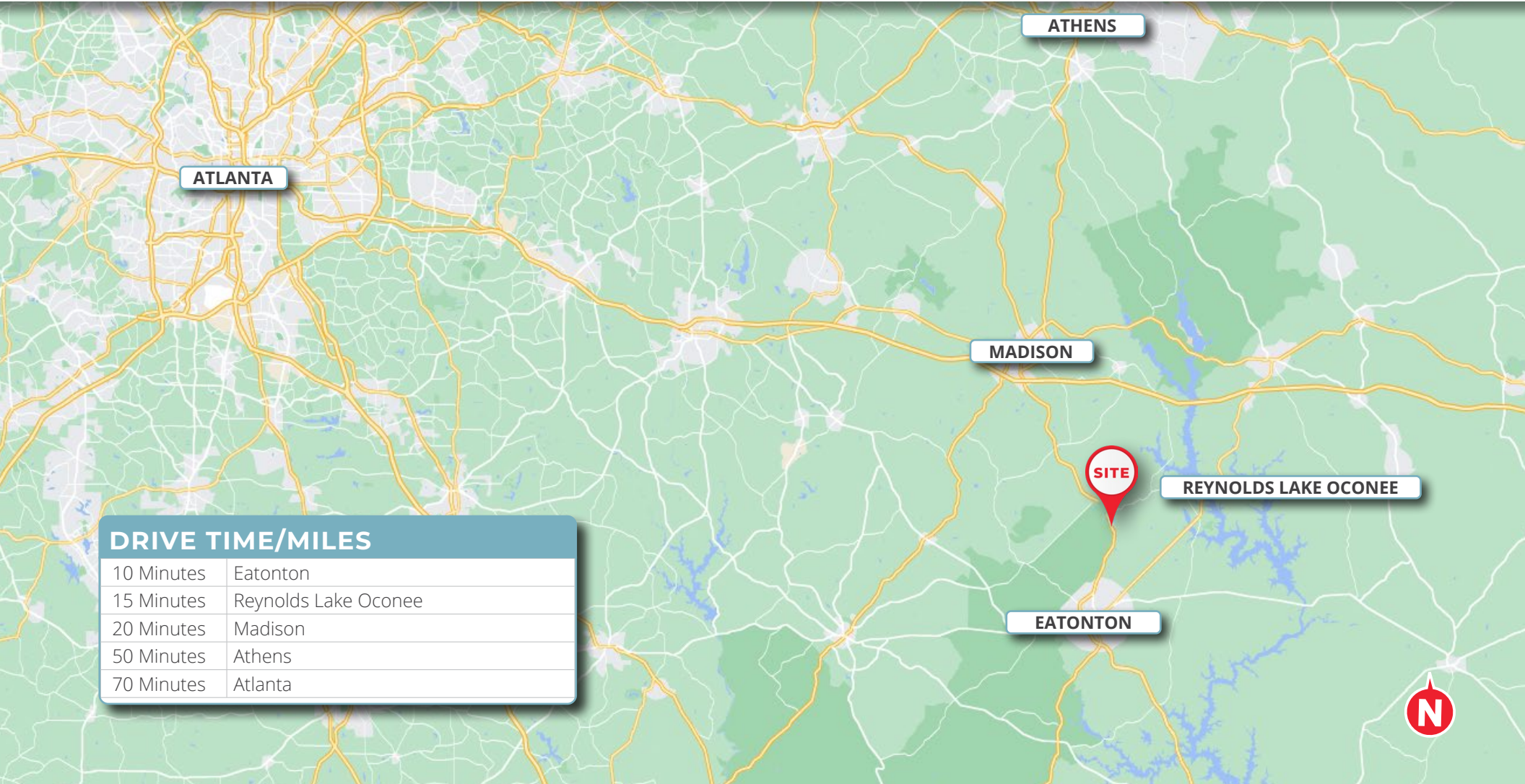
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DRIVE TIME/MILES	
10 Minutes	Eatonton
15 Minutes	Reynolds Lake Oconee
20 Minutes	Madison
50 Minutes	Athens
70 Minutes	Atlanta



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441

Publix

REYNOLDS  
LAKE OCONEE

Harmony Rd

441

ROCK  
EAGLE 4H  
CENTER

CUSCOWILLA

CHATTAHOOCHEE-  
OCONEE  
National  
Forest

GREAT WATERS  
REYNOLDS

441

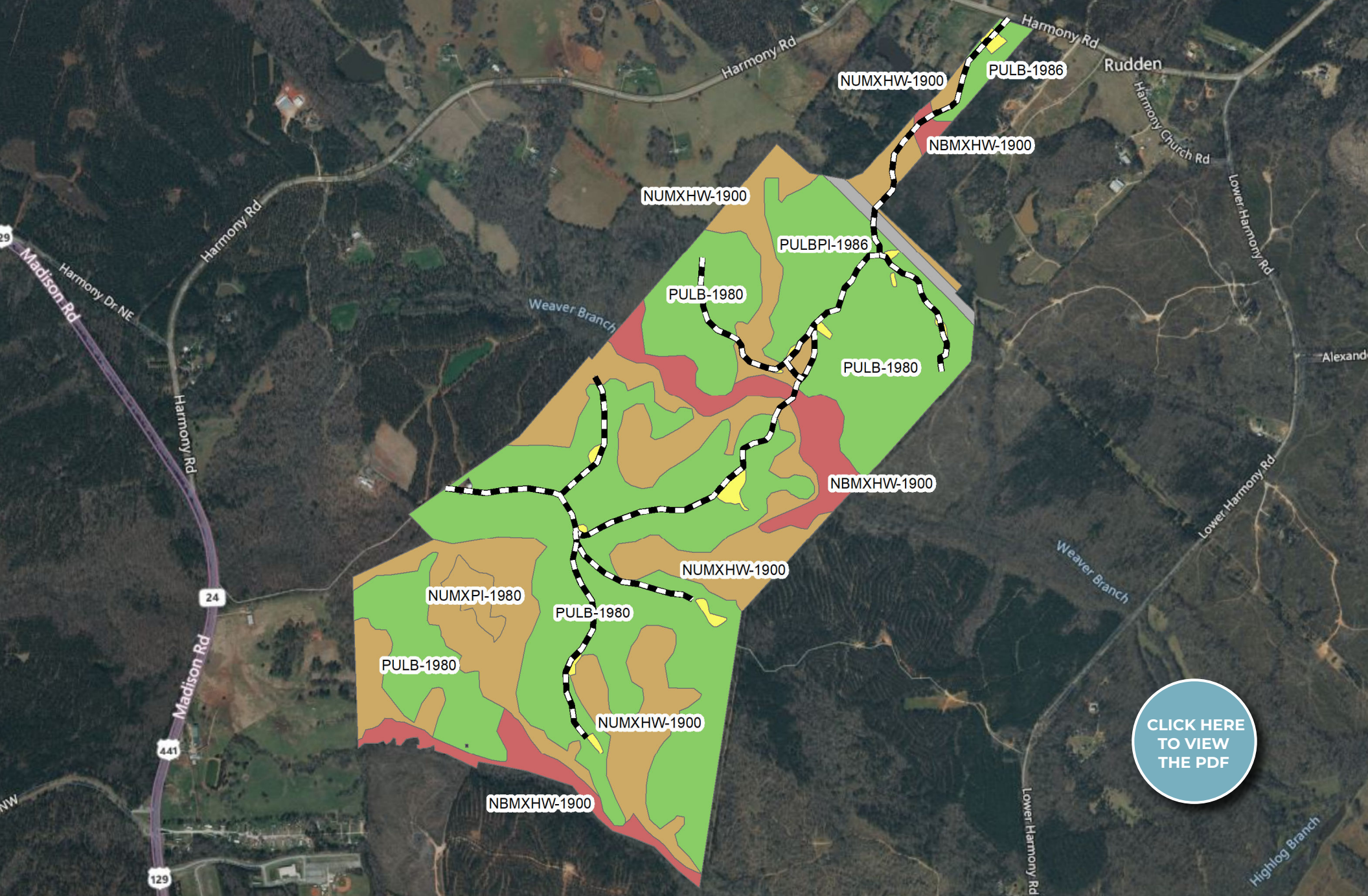


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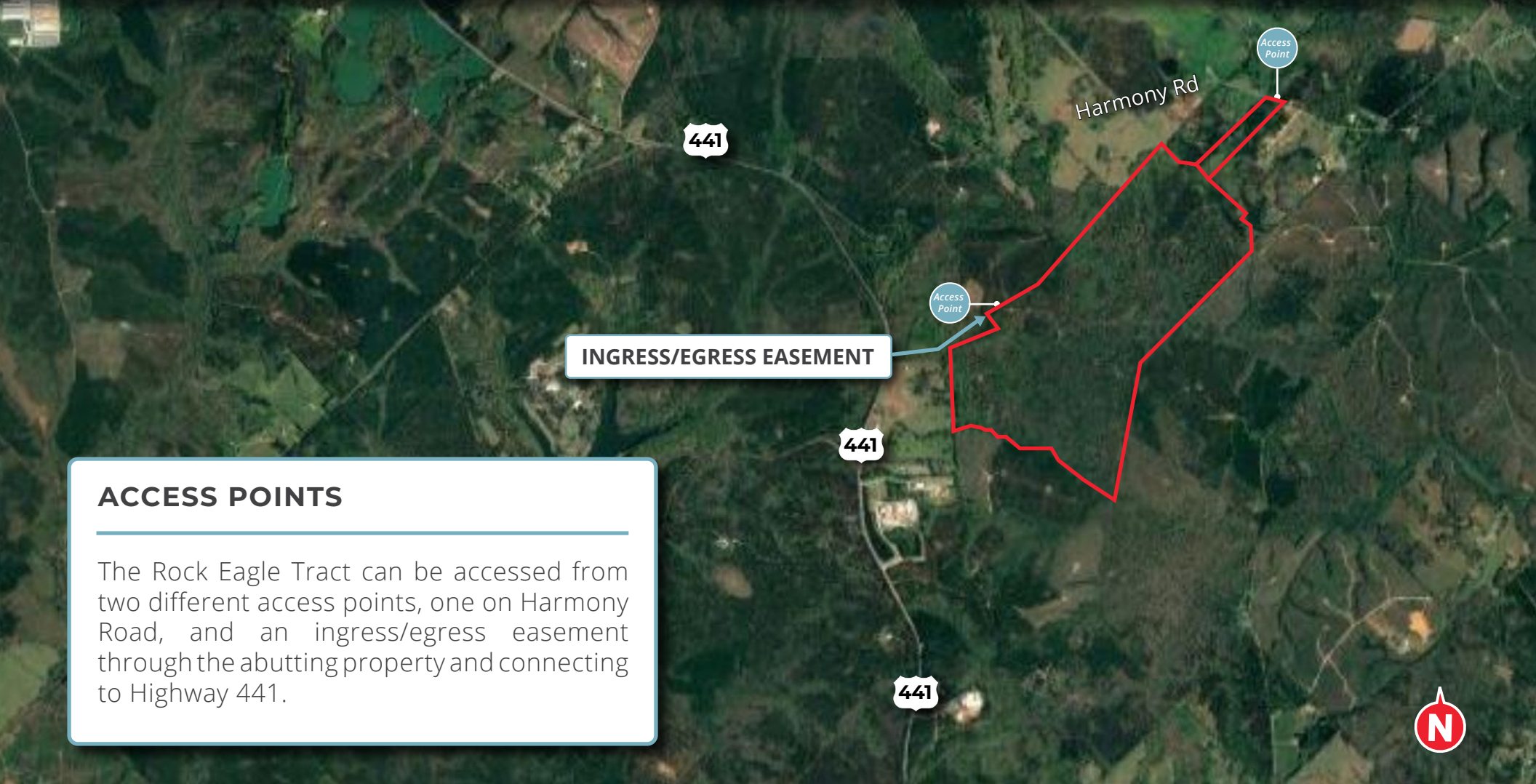
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**ACCESS POINTS**

The Rock Eagle Tract can be accessed from two different access points, one on Harmony Road, and an ingress/egress easement through the abutting property and connecting to Highway 441.



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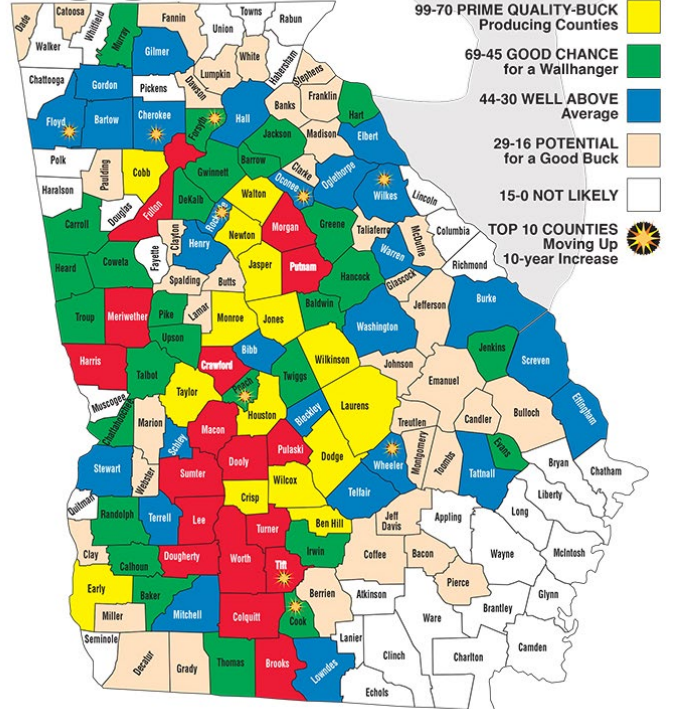
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# FOR SALE PUTNAM COUNTY, GA

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### BEST COUNTIES FOR A BIG BUCK



Putnam County consistently ranks as one of the top counties in the state of Georgia for trophy whitetail deer hunting. Source: Georgia Outdoor News

### Big-Buck Rankings for Georgia Counties

GON uses official scores from bucks taken in the past 10 years to determine a quality-buck score for each county.

1. Worth	214	41. Early	63	Henry	34	Lamar	17
2. Macon	160	Jenkins	63	Screven	34	Polk	17
3. Dougherty	158	Upson	63	83. Decatur	33	123. McDuffie	16
4. Fulton	153	44. Peach	60	84. Cherokee	32	Pickens	16
5. Lee	145	45. Wilkinson	59	Clay	32	Stephens	16
6. Morgan	118	46. Thomas	57	Madison	32	126. Fayette	14
7. Pulaski	117	47. Baldwin	56	Webster	32	Habersham	14
8. <b>Meriwether</b>	113	48. Schley	56	88. Cook	31	Pierce	14
9. <b>Putnam</b>	107	49. Forsyth	54	Gilmer	31	129. Paulding	13
10. Brooks	106	Greene	54	Johnson	31	Quitman	13
11. Colquitt	103	51. Burke	52	91. Spalding	30	Walker	13
12. Jasper	102	Rockdale	52	92. Heard	29	132. Charlton	12
13. Sumter	99	53. Troup	51	Jeff Davis	29	Haralson	12
14. Crawford	98	54. Chattahoochee	50	94. Banks	28	Jefferson	12
15. Harris	95	Jackson	50	Bulloch	28	Lincoln	12
16. Laurens	94	16. Laurens	94	Pike	50	McIntosh	12
17. Crisp	92	Talbot	50	58. Calhoun	49	Glascok	28
18. Turner	92	58. Calhoun	49	Miller	28	Wayne	12
19. Ben Hill	90	59. Bartow	48	Tattnall	28	139. Rabun	10
20. Dooley	90	60. Carroll	45	100. White	27	Towns	10
21. Newton	89	Elbert	45	Wilkes	27	141. Atkinson	9
22. Gwinnett	86	Mitchell	45	102. Candler	26	Douglas	9
23. Dodge	83	Oconee	45	Wheeler	26	Seminole	9
24. Walton	83	Washington	45	104. Fannin	25	144. Muscogee	8
25. Wilcox	83	65. Barrow	44	Warren	25	145. Catoosa	7
26. DeKalb	81	66. Butts	43	106. Berrien	24	Dade	7
27. Tift	79	67. Bleckley	42	Clayton	24	Ware	7
28. Coweta	78	Randolph	42	Dawson	24	148. Lanier	6
29. Monroe	78	Terrell	42	Montgomery	24	Long	6
30. Jones	77	70. Clarke	41	110. Lowndes	23	150. Camden	5
31. Murray	77	Gordon	41	111. Appling	22	Union	5
32. Taylor	76	Grady	41	Lumpkin	22	152. Brantley	4
33. Hancock	73	Stewart	41	113. Bacon	21	Columbia	4
34. Cobb	69	74. Telfair	40	Floyd	21	Liberty	4
35. Oglethorpe	67	75. Bibb	38	Richmond	21	Whitfield	4
36. Baker	65	Marion	38	116. Coffee	20	156. Chatham	3
37. Hall	64	Treutlen	38	117. Hart	18	Glynn	3
Houston	64	78. Taliaferro	37	118. Bryan	17	158. Clinch	0
Irwin	64	79. Evans	36	Chattooga	17	Echols	0
Twiggs	64	80. Effingham	34	Franklin	17		



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### AREA OVERVIEW | LAKE OCONEE

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Just minutes away, Lake Oconee was built by Georgia Power in 1979. The 20,000-acre lake has 374 Miles of shoreline and serves as both a popular recreation destination and as a power source for Georgia Power's Wallace Hydroelectric Plant. Before the construction of the lake, the Oconee River had been a popular family retreat for over 100 years. Building on that history of family fun, Reynold's Plantation at Lake Oconee is now a national travel destination.

The lake itself offers countless boating and watersport activities, while miles of hiking trails, multiple golf courses, and lots of restaurants show there is just as much to do on land. The crown jewel of the lake is The Ritz Carlton at Reynold's Plantation. The resort hosts world class accommodations, a luxurious spa, farm to table dining, and five golf courses, which are amongst the best in Georgia.

[CLICK HERE FOR MORE ON LAKE OCONEE](#)



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### AREA OVERVIEW | EATONTON

Six miles South of the property lies the county seat of Putnam County, Eatonton, incorporated in 1879. The city is nestled between Lake Oconee and Lake Sinclair and has a population of just under 7,000. Historic Antebellum, Gothic and Victorian style homes on tree-lined streets lead into the shops and restaurants of the city's charming town square.

Traditionally a key player in Georgia's agricultural sector, Eatonton-Putnam County's proximity to Atlanta, Athens and Macon has attracted manufacturing, biotech/health sciences, and distribution/warehousing/logistics industries in recent years. The largest private employers in the county include Bluestem Brands (distribution/warehousing), Legacy Housing Ltd. (mobile home manufacturer), Interfor (forest products), and Aalto Scientific (biotech).



[CLICK HERE FOR MORE ON EATONTON GEORGIA](#)



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### AREA OVERVIEW | MADISON

Founded in 1807, Morgan County has thrived as one of Georgia's top farming communities for centuries. The County's proximity to major employment centers such as Athens, Atlanta, Augusta, and Macon have allowed the county to grow in a time when most rural areas are losing citizens. The County's population is currently around 20,000. Historically, agriculture has been the top industry in Morgan County, and still has a large part to play, but the largest industry is now Manufacturing. Top employers in the County include: Amtico International, INC (Flooring Manufacturer), Georgia Pacific (Paper Products), and Pennington Seed (Lawn and Garden Care Products).

The city of Madison, GA, the Morgan County seat, is lined with picturesque antebellum homes and rich in southern charm. The city being largely spared during General Sherman's march to the sea, Madison was able to protect a significantly large portion of its historical architecture. It is one of Georgia's largest and oldest National Historic Districts. It is also known for some of the state's best restaurants and small shops. Madison's historical significance and vibrant culture attract tourists from all over the world.

[CLICK HERE FOR MORE ON MADISON GEORGIA](#)



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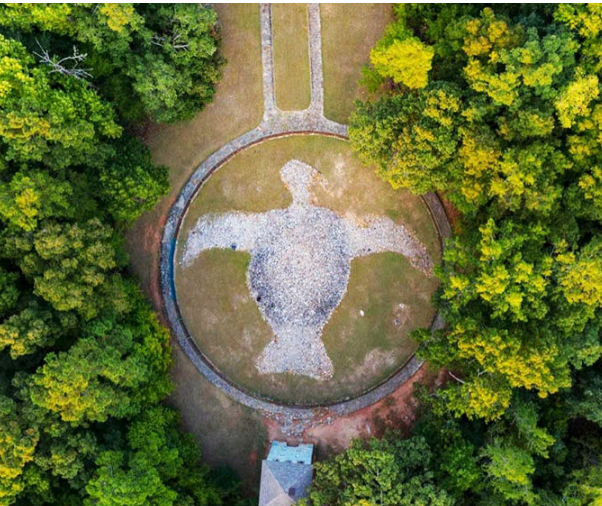
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### AREA OVERVIEW | ROCK EAGLE

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Believed to be up to 3,000 years old, the Rock Eagle monument is one of two such bird effigy mounds of its kind East of the Mississippi River. The 1,500-acre site is administered by the University of Georgia which uses much of the adjoining land for the Rock Eagle 4-H Center, a summer camp and environmental education destination.

[CLICK HERE FOR MORE ON ROCK EAGLE](#)



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