

# Cedar Lake Farm



Offered for \$1,449,000

+/- 51.38 Acres | 1115 Black Ike Road | Oconee County, GA | 30677

Southern Land Exchange is proud to present Cedar Lake Farm (Tract 2) in Oconee County, GA. This premium land tract has it all. Tract 2 is 51.38 acres, partially wooded with around 21 acres of improved pasture. Fenced and cross fenced. Access to a 7-acre shared lake that has been managed for trophy bass (10-12+ lb bass). The lake is shared with only two other property owners, however Cedar Lake Farm owns most the lake frontage (+/- 1,500 ft). Additionally, there is over 2,500 feet of Ellison Creek frontage which makes up the back boundary line. Cedar Lake Farm is a sportsman's paradise with excellent hunting opportunities. The property is also perfectly set up for cattle or horses! All of this within 15 minutes of Watkinsville, GA. The property fronts Black Ike Road (150 ft). Black Ike is a county maintained gravel road. The beginning portion of the access is a shared driveway which eventually forks off into a private drive. Offered for \$1,498,754. The property is gated. Please schedule a showing before visiting the property. Call Travis Ebbert for more information at 706-614-8840

**Travis Ebbert**

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

Phone: 706.549.5050

Mobile: 706.614.8840

Fax: 706.549.8909

Email:

tebbert@southernlandexchange.com



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Land Exchange**