

Beaver Creek Tract

Georgia 116, Hamilton, Georgia 31811

Troy Amos, RF
706-223-9324
troy@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$1,012,500

Offering Summary

Acreage:	135 ± Acres
State:	Georgia
City:	Hamilton
County:	Harris
Property Type:	Hunting and Recreational Land, Acreage and Estates, Timberland

Property Overview

Located just outside of Hamilton, Georgia, the Beaver Creek Tract is the ideal recreational piece. The tract features a diverse mix of mature hardwoods along with longleaf and loblolly pine plantations, providing excellent habitat for deer, turkey, and other wild game. A strong internal road system makes this tract highly accessible for hunting, timber management, or simply enjoying the outdoors. With no existing food plots, it offers a blank canvas for a new owner to design and develop their own hunting or habitat management plan. The most unique part of the property is a stunning 9 ± acre reservoir lake which is maintained by the USDA, offering year-round enjoyment for fishing and outdoor relaxation. A perennial creek also runs through the property, enhancing both wildlife and scenic appeal. The property has direct road frontage on Highway 116, providing privacy and convenience.

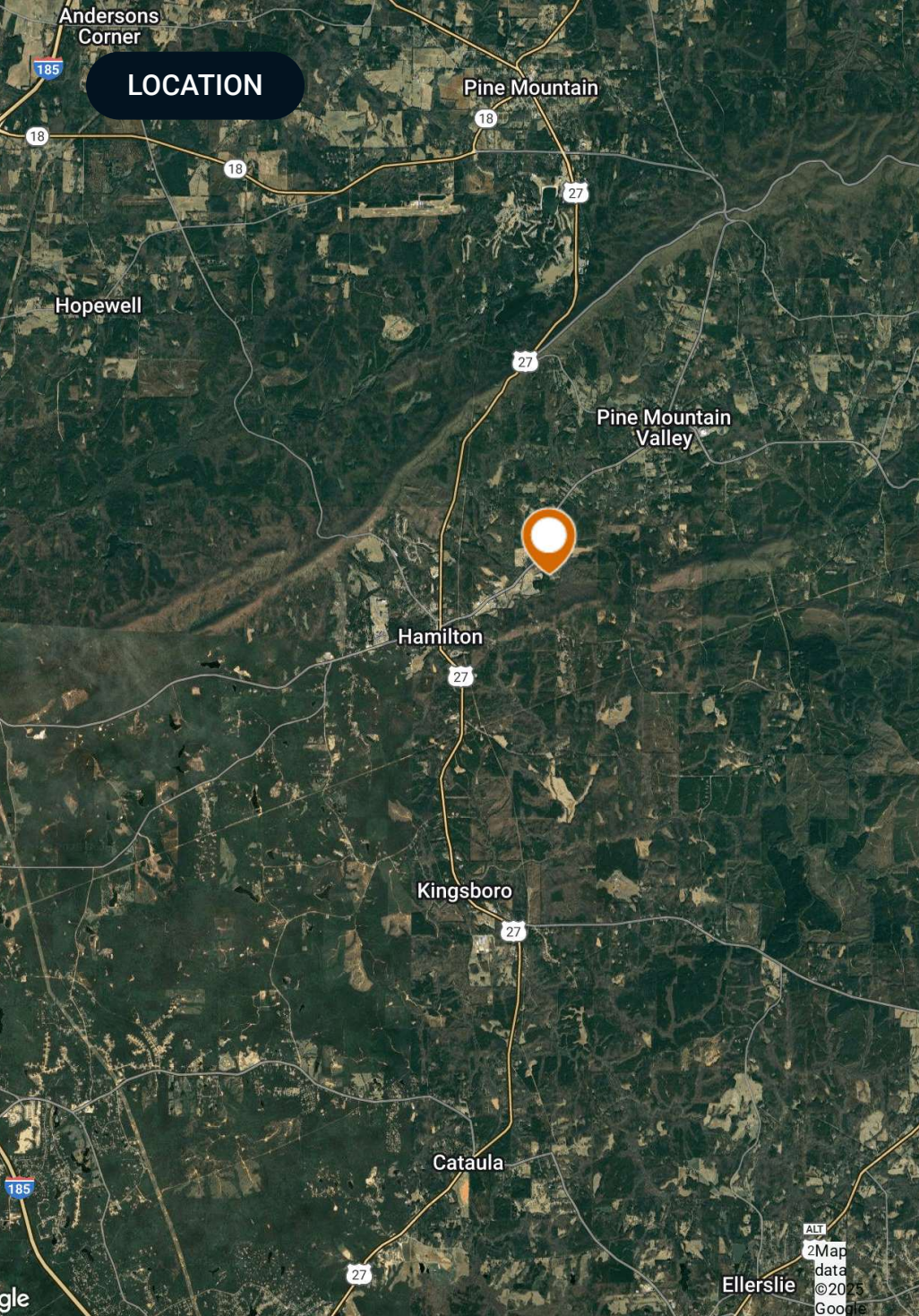
This tract is a rare find in Harris County with its combination of water features, timber diversity, aesthetics and location. It offers the ideal balance of privacy, natural beauty, and recreational value making it exceptional for long term potential. The land is currently enrolled in the Conservation Use Valuation Assessment (CUVA) program through 2027.

An aerial photograph showing a large body of water, likely a lake or pond, with a dense forest of green trees along its shoreline. The water is a mix of green and brown, suggesting some algae or sediment. The forest is thick and covers a significant portion of the land area visible.

SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	92% / 8%
Taxes & Tax Year:	2024 Taxes: \$730.68
Lake Frontage / Water Features:	9.2 ± acre lake
Road Frontage:	1,070 ± Ft of road frontage of Hwy 116
Nearest Point of Interest:	Hamilton, GA: 2 Miles Pine Mountain: 7.5 Miles Columbus: 25 Miles Atlanta: 85 Miles
Current Use:	Recreational
Land Cover:	Longleaf Pine Plantations Loblolly Pine Plantations Hardwoods Pond Blueberry Patch



Location & Driving Directions

Parcel: 071 139

GPS: 32.7763418, -84.8501278

Driving Directions:

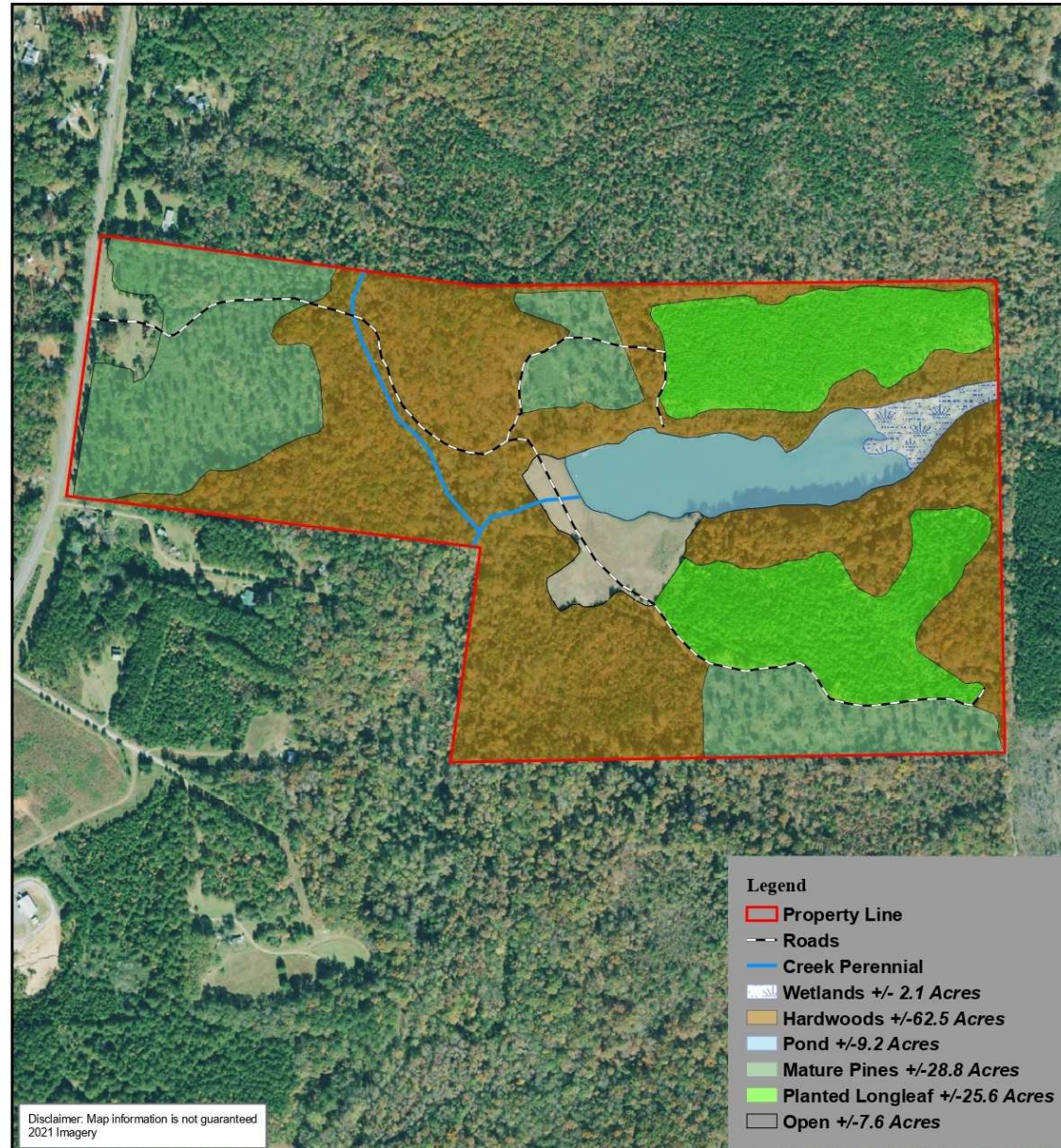
- From Hamilton, Georgia head West on Club Ln toward N College St/Old College St
- Turn right onto GA-116 E/Valley Road
- Stay on GA-116 for 2 miles
- The property will be on your right.

Showing Instructions:

Contact the listing agent, Troy Amos, at (706)-223-9324

AERIAL MAP

Beaver Creek Tract Harris County, GA +/- 135.77 Acres (Taxed)



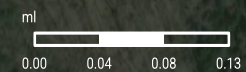
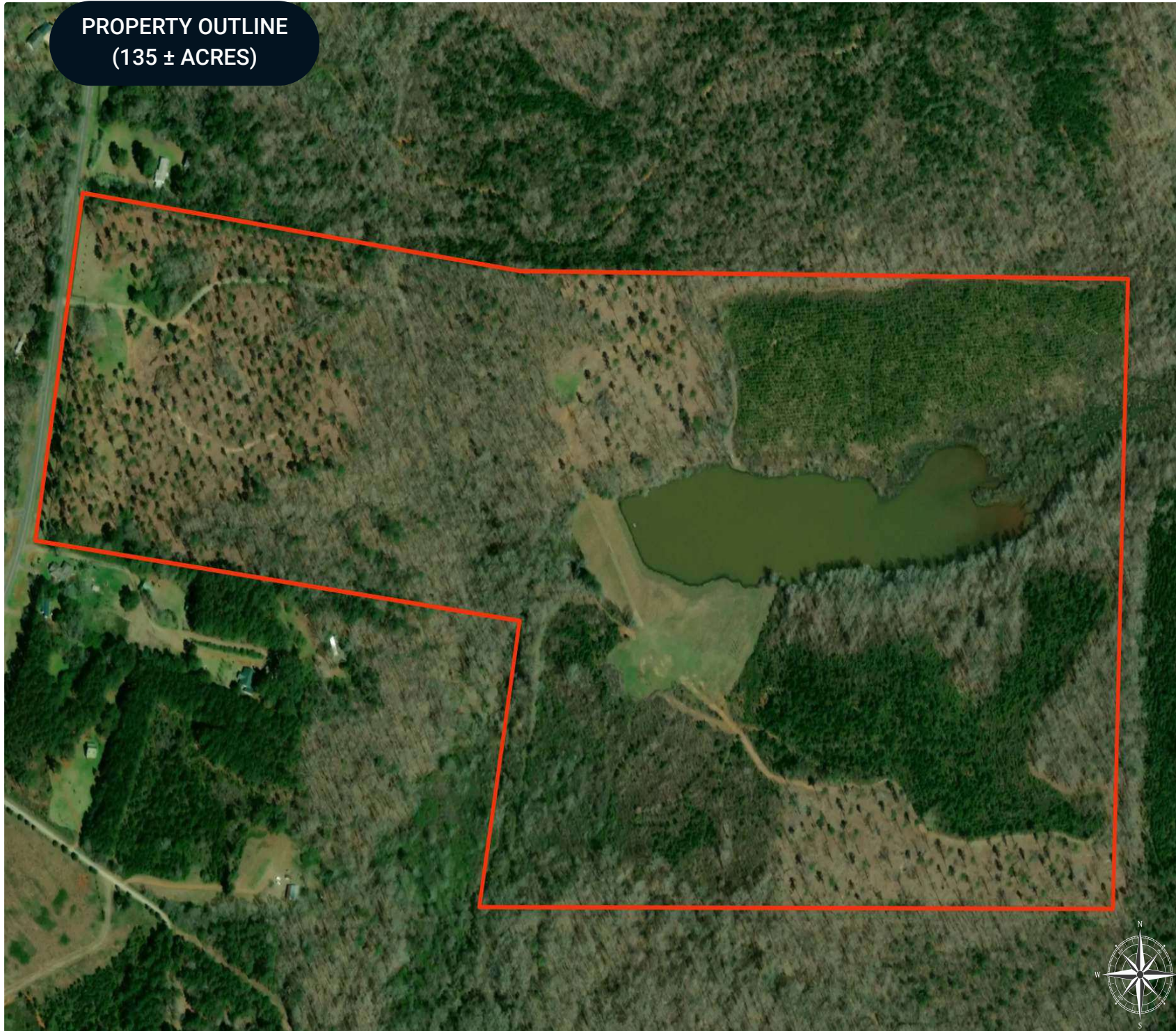
1 inch = 550 feet



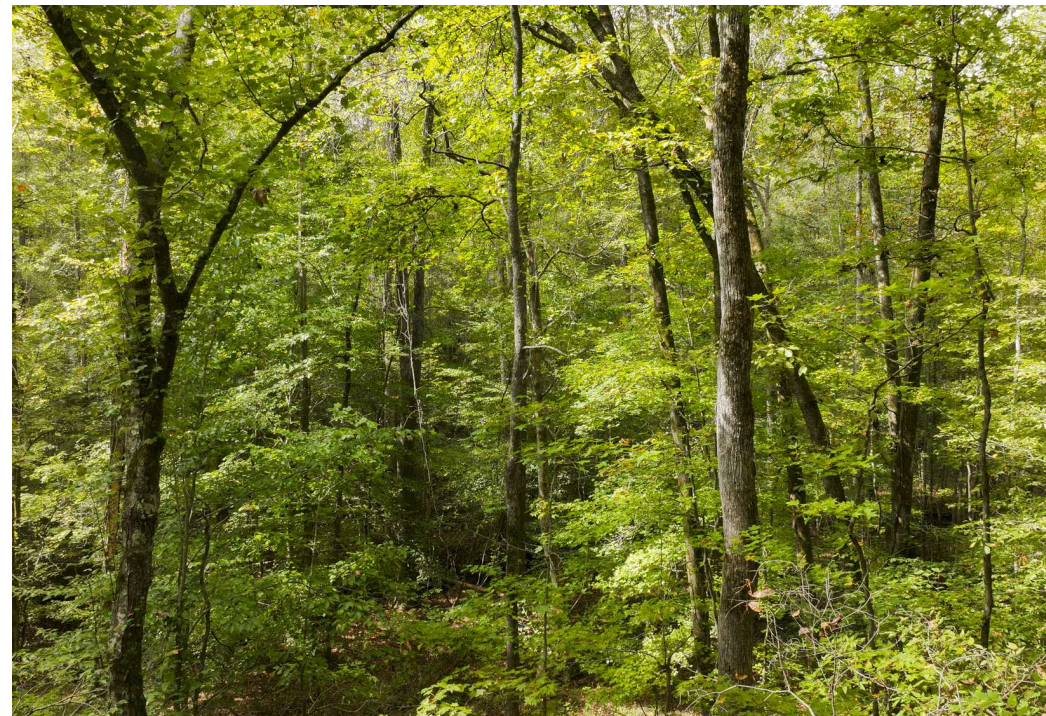
PROPERTY OUTLINE
(135 ± ACRES)

Beaver Creek Tract

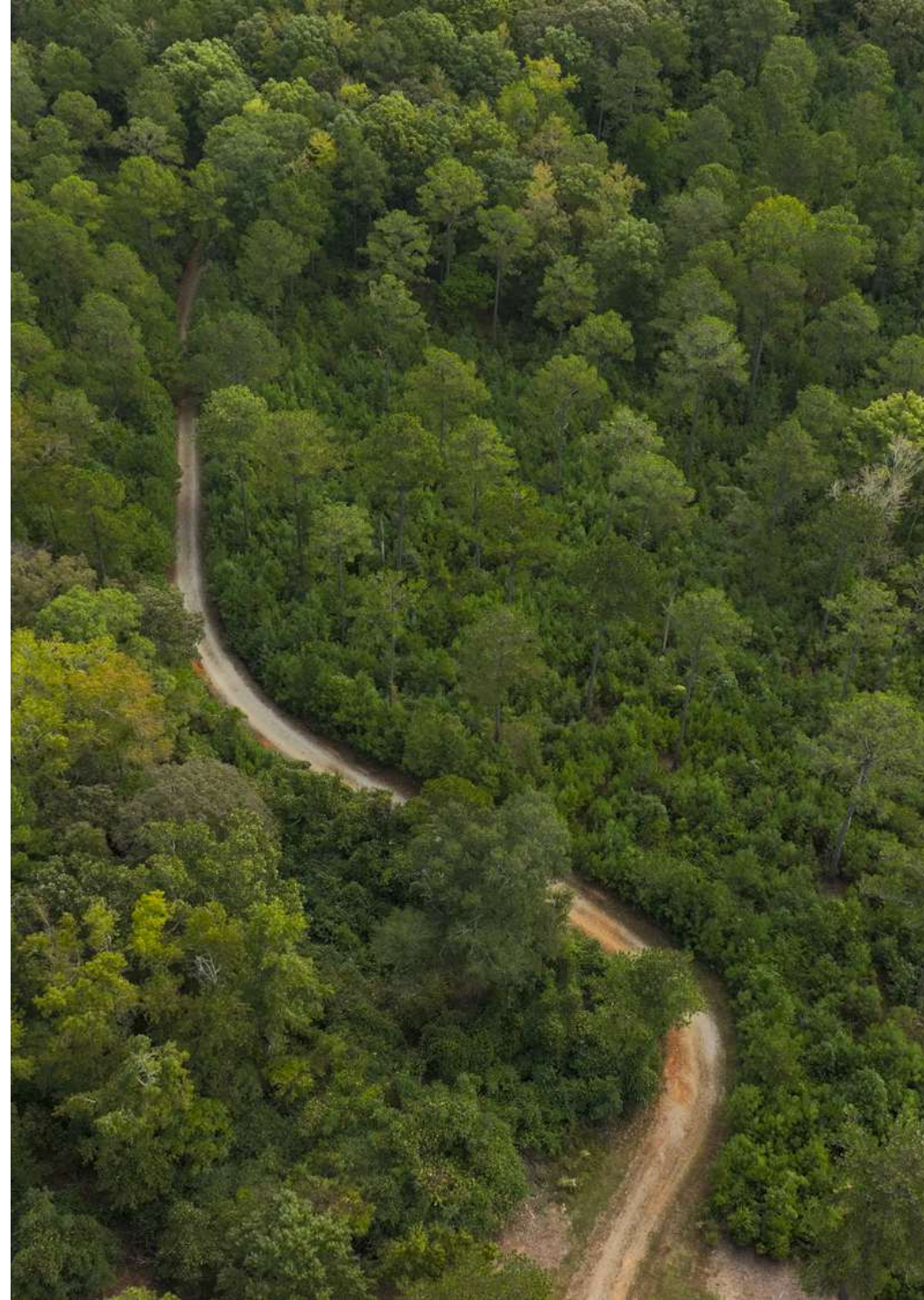
- Polygon
- Comparable Parcel • Numbers
- Comparable Parcel



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Troy Amos, RF

Associate Advisor

troy@saundersrealestate.com

Direct: **877-518-5263 x473** | Cell: **706-223-9324**

Professional Background

Troy Amos, RF is an Associate Advisor at Saunders Real Estate.

Troy is a seasoned professional in the field of forestry and land management, dedicated to helping his real estate clients make informed decisions regarding timberland and recreation properties. Born and raised in Columbus, Georgia, Troy has developed a deep understanding and appreciation for the local environment and its unique characteristics.

Troy's expertise in land management is backed by an impressive educational background. While obtaining his bachelor's degree in forestry from Abraham Baldwin Agricultural College (ABAC) in 2016, he gained a solid foundation in the principles and practices of sustainable forest management. Building upon this knowledge, Troy pursued further education and earned his Master of Forest Resources degree from the University of Georgia (UGA) in 2020. In that same year, Troy took another significant step in his career by founding Amos Land & Timber LLC, a forestry consulting business.

Troy is both a Registered Forester and a Certified Burn Manager in the states of Georgia and Alabama. These certifications further highlight his expertise forestry, land management, and controlled burning practices. Whether it's evaluating the quality and potential of timber resources or assessing the recreational opportunities a piece of land offers, Troy's expertise allows him to provide clients with accurate and strategic advice.

Troy Specializes in:

- Timberland
- Hunting & Recreational Properties
- Forestry Consulting
- Land Management



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