

**Burl Cypress**  
1071 Cox road  
Dawson, GA 39842

**\$899,000**  
201± Acres  
Terrell County



**MORE INFO ONLINE:**

**[jonkohler.com](http://jonkohler.com)**

**Burl Cypress**  
**Dawson, GA / Terrell County**

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**SUMMARY**

**Address**

1071 Cox road

**City, State Zip**

Dawson, GA 39842

**County**

Terrell County

**Type**

Hunting Land, Recreational Land, Lakefront, Timberland

**Latitude / Longitude**

31.8206 / -84.4032

**Acreage**

201

**Price**

\$899,000

**Property Website**

<https://www.landleader.com/property/burl-cypress-terrell-georgia/54032>



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**PROPERTY DESCRIPTION**

Burl Cypress is a high-quality 201 +/- acre recreational property located in Dawson, Georgia. Dynamic and well-rounded, the property offers great recreation and a blend of habitat.

The ability to control the water in the 85-acre cypress lake is a game changer. The owner has dug 12 feet deep channels, providing water retention during times of drought. This allows both fishery and waterfowl management, and makes this a year-round property. Acre for acre this is arguably one of the most dynamic all-round gentleman's properties in the region.

One thing that sets Burl Cypress apart from other tracts is the sheer diversity packed into 200 acres – from beautiful stands of loblolly pine and wild quail cover, to fertile fields and mature hardwoods.

With prolific soils and a high-site index, stands of loblolly and slash pine have grown exceptionally well on this property. There are approximately 60+/- acres of mature timber ranging anywhere from 38 to 65 years old that have been thinned once. For income production, the pines are ready to be either thinned (or clear-cut) depending on the wishes of the new property owner. There are approximately 35-acres of genetically improved slash pine in their second year of growth.

With a wide range of habitat also comes a wide range of wildlife including but not limited to deer, quail, dove, turkeys, squirrels, and rabbits. The property is managed with prescribed fire for the propagation of wild quail.

There is a beautiful pecan orchard and numerous fruit-bearing trees on the property. The 85-acre cypress lake is loaded with big bass, crappie, bream, and catfish. Established in 1999 (and stocked early on), the lake is a duck hunting enthusiast's dream. Heavily wooded with cypress, poplar, water black oak, and water oak, there's a lot of diversity for nesting ducks and for roosting turkeys.

Unique to the property is a 2,500-foot private airstrip (with a 500-foot overrun). Also on the property, there is a small, single-wide trailer used as a rental property or as a manager's home (currently generating \$300 per month rent on a month to month basis). There are three barns, a 60x50 metal pole barn, a 48x40 pole barn, and a 58x30 wooden barn with 4 stalls. There are also two 4" wells on the property.

This is truly a dynamic, well-rounded property offering diverse habitat and a wide range of recreational enjoyment.

for more information, maps, photos visit [jonkohler.com](http://jonkohler.com)

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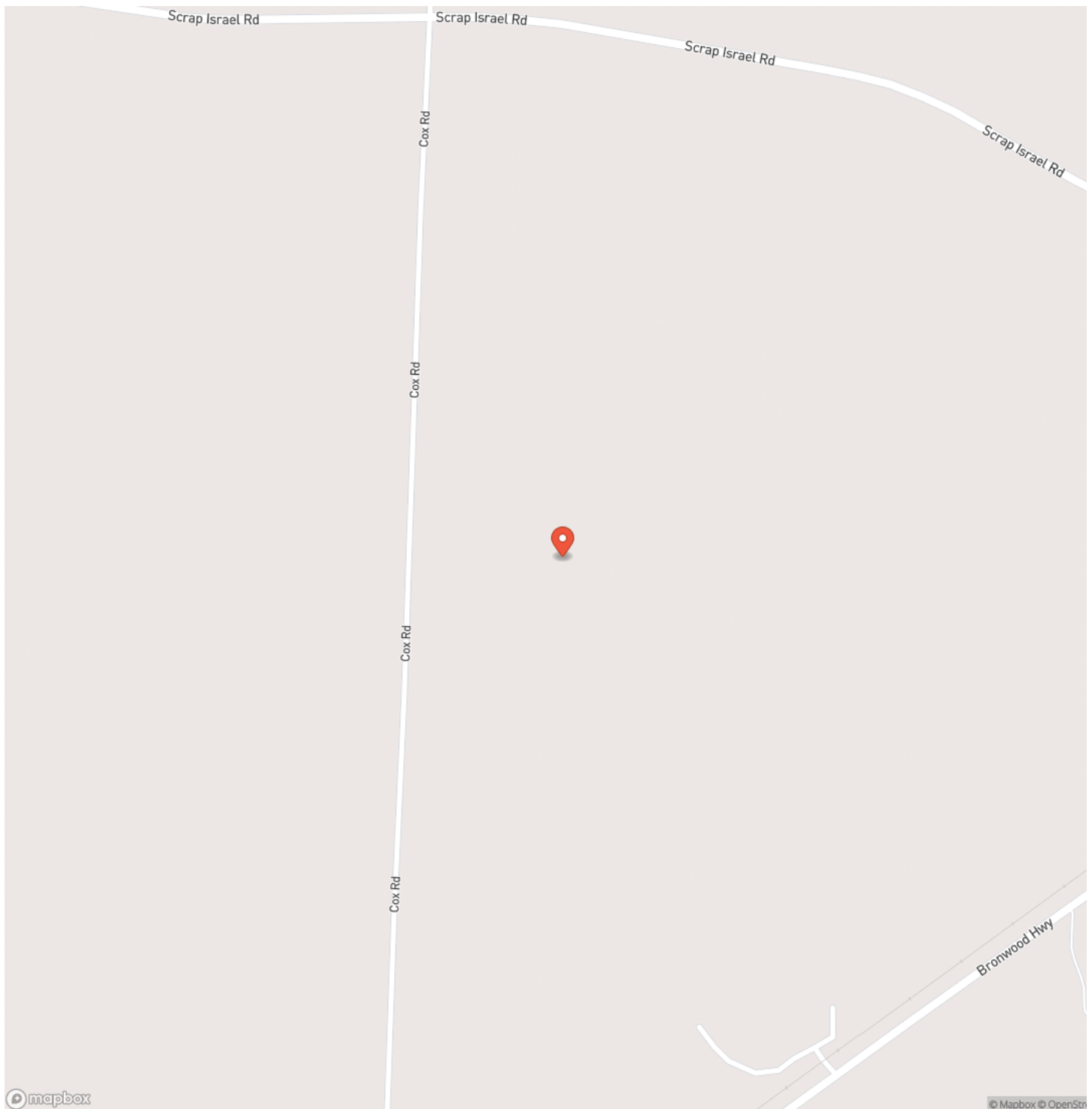
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**MORE INFO ONLINE:**

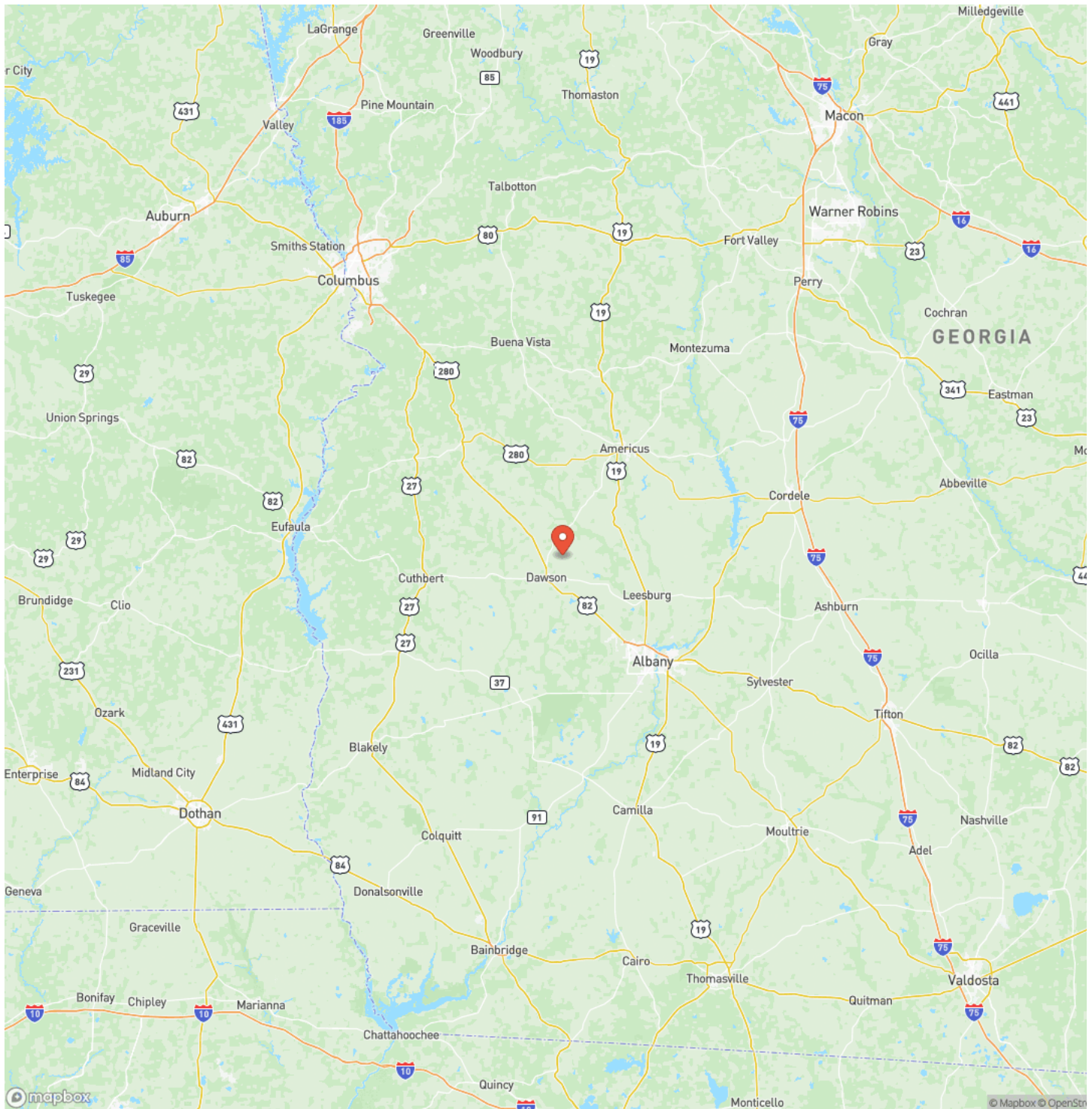
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## Locator Map





## Locator Map



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## Satellite Map



**MORE INFO ONLINE:**

**[jonkohler.com](http://jonkohler.com)**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jon Kohler

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## City / State / Zip

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## NOTES

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## **DISCLAIMERS**

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