

Recreational Investment Tract in Charlton County

Description: If you are looking for an investment opportunity you should take a look at this property. Approximately 30% of this tract is pre-merchantable pine timber making it ideal as an investment tract. The ROI will only increase as the timber ages. The hardwoods make a suitable habitat for the local wildlife and so this tract does the recreational hat as well. The road frontage is on the upland portion of this property and would make a great homesite or getaway location. The internal road system on this property allows access to all areas of the property. Sandy Island is associated with this property and offers a great open area amid the hardwoods for food plots or various other uses. This timberland tract has over 7000 feet of road frontage on Crews Rd in Charlton County. It is surrounded by similar tracts which offer privacy; definitely a bonus. If you think this tract would benefit your investment portfolio then lets have a conversation and see

Acreage: 998.4

Location: Little Swamp Rd
Crews Rd
Folkston, GA 31537

Total Price: \$2,261,376.00

Price Per Acre: \$2,265.00

