

Pine Plantation at Shellman Bluff

UNDER CONTRACT

Description: Located on the corner of Old Shellman Rd and Sutherland Rd, this tract has double road frontage. Approximately 10 acres of this tract has 16-year-old planted pine while about 45 acres are planted in 4-year-old pine. The hardwood on this tract is aged from 23 to 54 years and offers prime habitat for the roaming wildlife. Hunters have a prime opportunity to set up food plots and hunting camps while waiting for their return on investment. This prime dirt is located just over a mile to the fish camp at Shellman Bluff offering a great community for those wishing to homestead. With the merchantable and pre-merchantable timber, this investment will pay great dividends. Look around and let us know if you think this tract may meet your needs. We'd love to talk with you about it!

Acreage: 85.79

Location: Sutherland Rd
Old Shellman Rd
Darien, GA 31331

Total Price: \$320,426.00

Price Per Acre: \$3,735.00

Sale Price: \$291,686.00

Sale Price Per Acre: \$3,400.00

