



SATILLA PINES FARM

2112 HEBRON CHURCH RD
WILLACOOCHEE, GA 31650

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Property Overview



Sale Price **\$1,105,920**

OFFERING SUMMARY

Acreage: 245.76 Acres
Price / Acre: \$4,500
City: Willacoochee
County: Coffee
Property Type: Land: Timberland

PROPERTY OVERVIEW

Satilla Pines Farm is 246 ± acres located in Southwest Coffee County, Georgia. The land features 180 ± upland acres and 66 ± wetland acres with 1,736 ± feet of paved road frontage.

Satilla Pines Farm's landscape consists of the Satilla River headwaters, natural hardwoods, and pines. It also features different age classes of planted long-leaf and slash pine.

The different age classes of planted longleaf, hardwoods, and water source make this property excellent habitat for deer and turkey. The property also holds great future value from pine-straw production and selective harvest on the timber.

Satilla Pines Farm is an impressive recreational and timber investment with lots of future potential. Contact Tom Tuggle to set up your showing.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	71% Uplands / 29% Wetlands
Soil Types:	Kinston and Johnston; Carnegie-Cowarts; Bonifay Sand; Pelham Loamy Sand; Esto Loamy Sand; Cowarts-Sunsweet Complex ; Carnegie Sandy Loam
Taxes & Tax Year:	Property is enrolled in Conservation Use Valuation [CUVA]
Zoning / FLU:	AG
Lake Frontage / Water Features:	Satilla River
Road Frontage:	1736 ± Feet
Nearest Point of Interest:	Douglas, GA [11 Miles] Willacoochee, GA [10 Miles] Fitzgerald [32 Miles] Tifton, GA [38 Miles]
Current Use:	Timber/Recreation
Land Cover:	9 ± Year Old Slash Pine Stand [40 AC] 8 ± Year Old Longleaf [57 AC] 9 ± Year Old Longleaf [51 AC] 22 ± Year Old Natural Hardwood/Pine [76 AC]
Game Population Information:	Deer and Turkey

Location



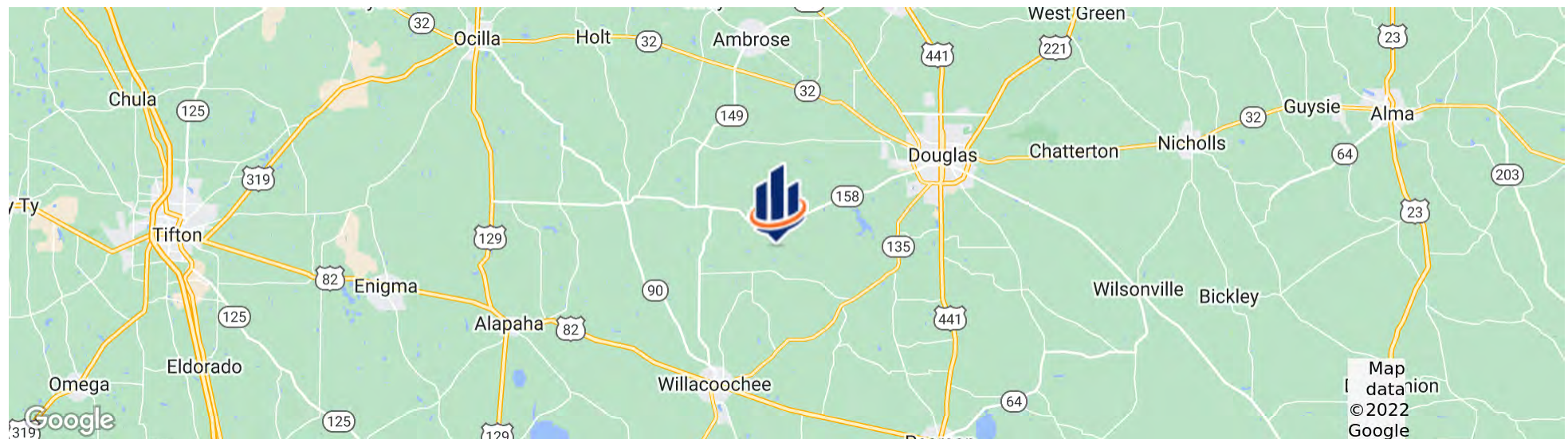
LOCATION & DRIVING DIRECTIONS

Parcel: 0047 016B

GPS: 31.438726, -82.9905517

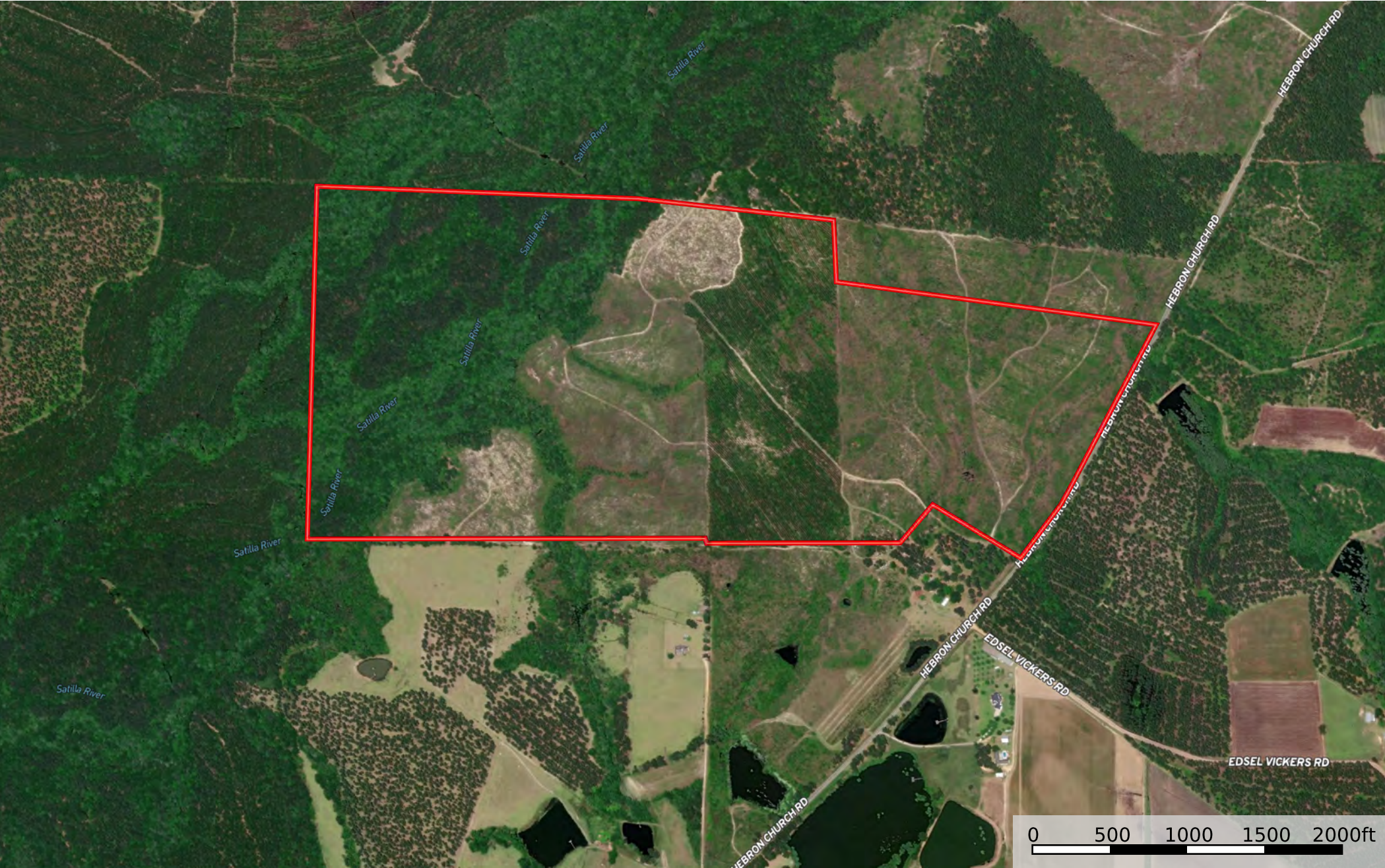
Driving Directions: From Douglas; Head south west on HWY 158 for 8.6 miles; Turn left on Hebron Church Road and go 1.7 miles; The property will be located on your right


Showing Instructions: Contact Tom Tuggle



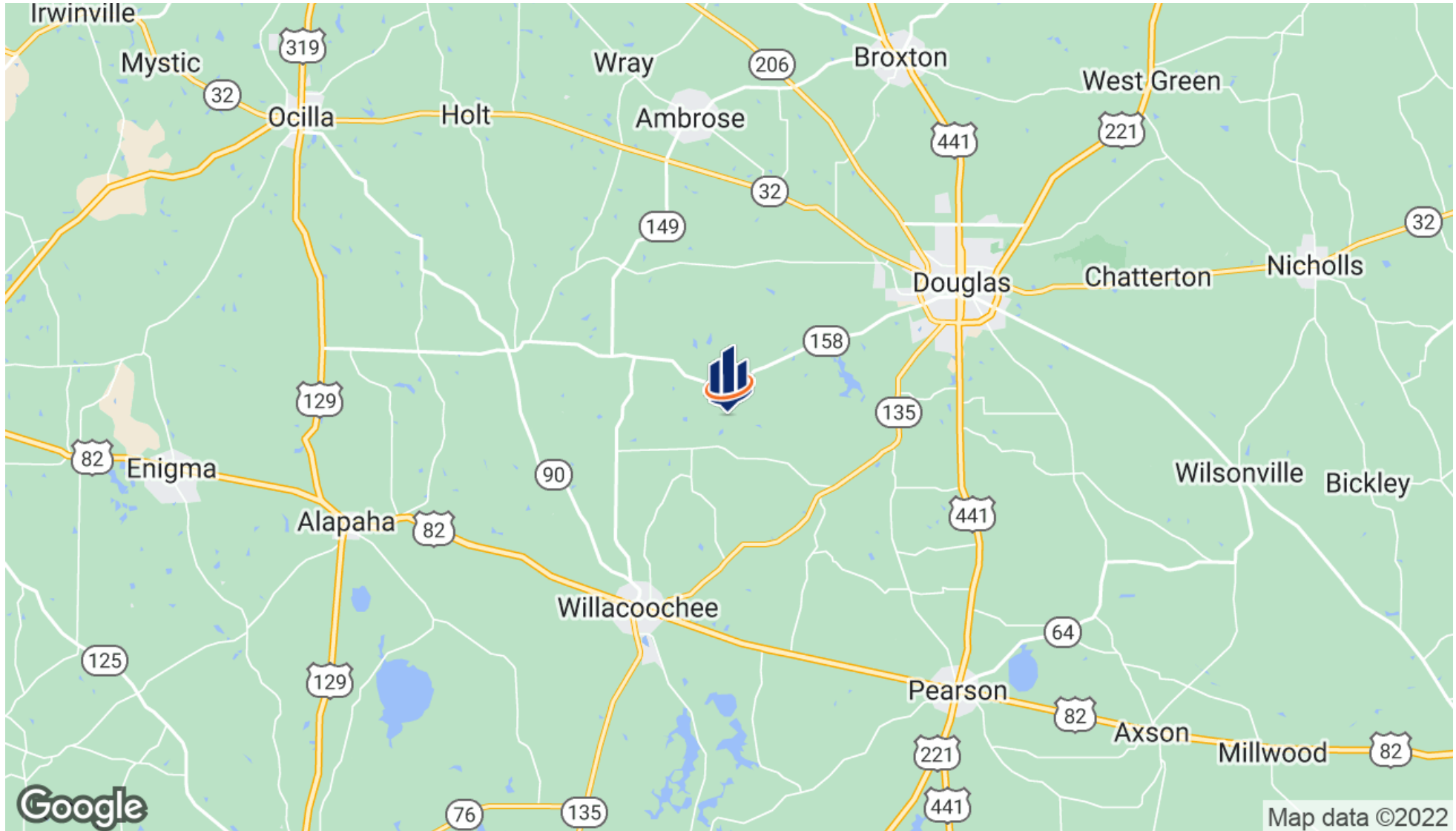
Additional Photos





 Boundary

Location Map





For more information visit SVNsaunders.com

HEADQUARTERS

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ORLANDO

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