



819 ACRES IN TELFAIR COUNTY

NEILY WAGON ROAD
LUMBER CITY, GA 31055

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Property Overview



Sale Price **\$1,965,600**

OFFERING SUMMARY

Acreage: 819 Acres
Price / Acre: \$2,400
City: Lumber City
County: Telfair
Property Type: Land: Land Investment, Timberland

PROPERTY OVERVIEW

Take a look at this stunning 819-acre property located in Telfair County, Georgia! This property is a hunter's paradise with 318 acres of 7 year old loblolly pines, ample wildlife, and multiple creeks including the Sugar Creek and Turnpike Creek. Imagine fishing, camping and hunting all on your own land! The property is easily accessed and has multiple power poles running along Neily Wagon Road. If you are looking for privacy, this is the perfect property for you as it has no neighbours in sight. The Telfair county area has endless possibilities to enjoy the great outdoors, from ATV riding to hunting, fishing, camping, and more. It is only a few minutes away from historic McRae, and Dublin, and it is within 1.5 hours of Savannah and Brunswick. This 819 acre property is truly unique and offers the perfect combination of privacy and recreational activities with a timber investment. Don't miss out on this rare chance to build your own paradise!

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Hunting & Recreation Properties • Land Investment • Timberland
Uplands / Wetlands:	604.5 Upland acres and 213.4 acres of Wetlands • Wahee-Bathera • Kinston-Bibb
Soil Types:	• Rains sandy loam • Blanton sand • Pelham loamy
Taxes & Tax Year:	\$4259 for 2022
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Sugar and Turnpike Creek
Road Frontage:	1900 feet on Neily Wagon Road
Nearest Point of Interest:	McRae
Current Use:	Timberland
Grass Types:	Native
Potential Recreational / Alt Uses:	Hunting, ATV use, camping
Land Cover:	318 acres of 7 yr old loblolly 288 acres of natural timber 213 acres of wetlands
Survey or Site Testing Reports:	Survey

Location



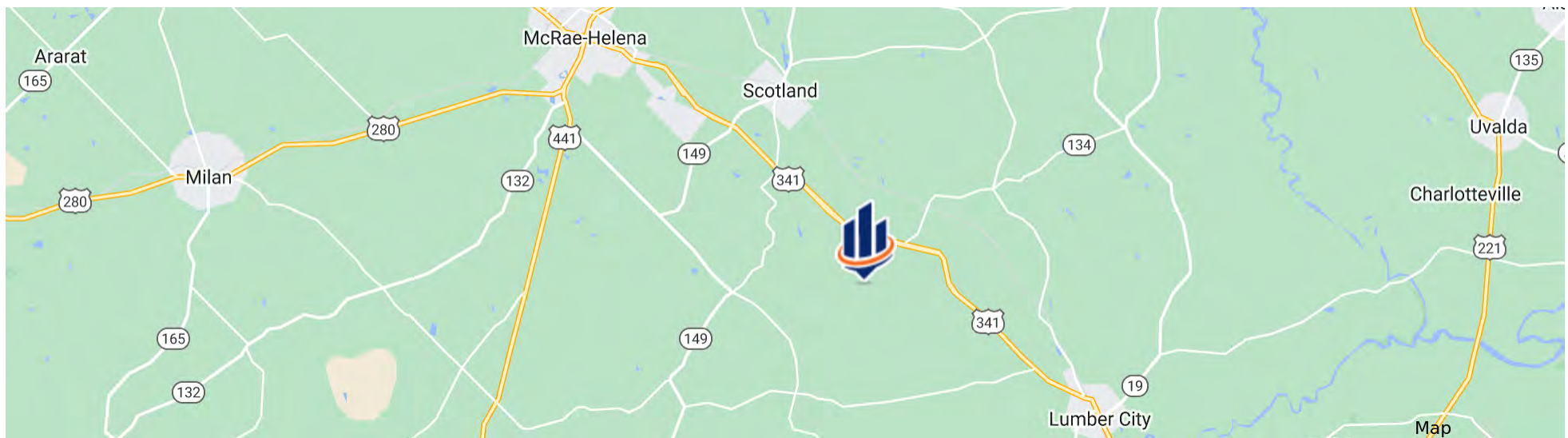
LOCATION & DRIVING DIRECTIONS

Parcel: 080-00-001 and 080-00-018A

GPS: 31.9774137, -82.7801767

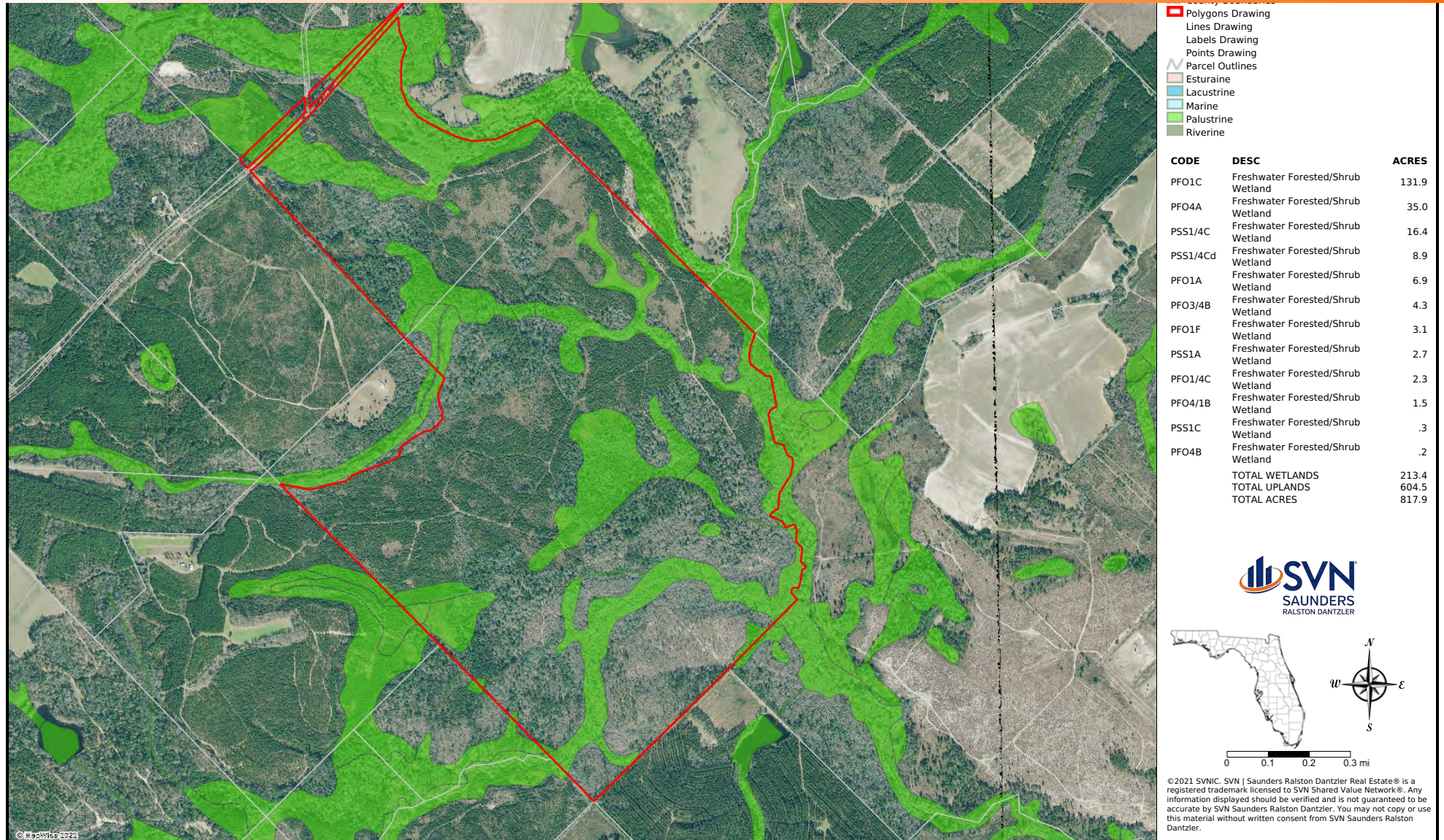
Driving Directions:

- From Lumber City, head north on Highway 341 approximately 6.75 miles
- Turn left (West) on Neily Wagon Road for 1.3 miles
- Property will be on the left.



Additional Photos



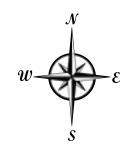
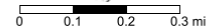




☒ Polygons Drawing
☒ Lines Drawing
☒ Labels Drawing
☒ Points Drawing
☒ Parcel Outlines

CODE	DESC	ACRES
PF01C	Freshwater Forested/Shrub Wetland	131.9
PF04A	Freshwater Forested/Shrub Wetland	35.0
PSS1/4C	Freshwater Forested/Shrub Wetland	16.4
PSS1/4Cd	Freshwater Forested/Shrub Wetland	8.9
PF01A	Freshwater Forested/Shrub Wetland	6.9
PF03/4B	Freshwater Forested/Shrub Wetland	4.3
PF01F	Freshwater Forested/Shrub Wetland	3.1
PSS1A	Freshwater Forested/Shrub Wetland	2.7
PF01/4C	Freshwater Forested/Shrub Wetland	2.3
PF04/1B	Freshwater Forested/Shrub Wetland	1.5
PSS1C	Freshwater Forested/Shrub Wetland	.3
PF04B	Freshwater Forested/Shrub Wetland	.2
TOTAL WETLANDS		213.4
TOTAL UPLANDS		604.5
TOTAL ACRES		817.9



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MIKE LANSDELL, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

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For more information visit www.SVNsaunders.com

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