

ROCK HILL FARM

U.S HIGHWAY 301
CLAXTON, GA 30417

Chap Shuman
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Property Overview



Sale Price

\$780,000

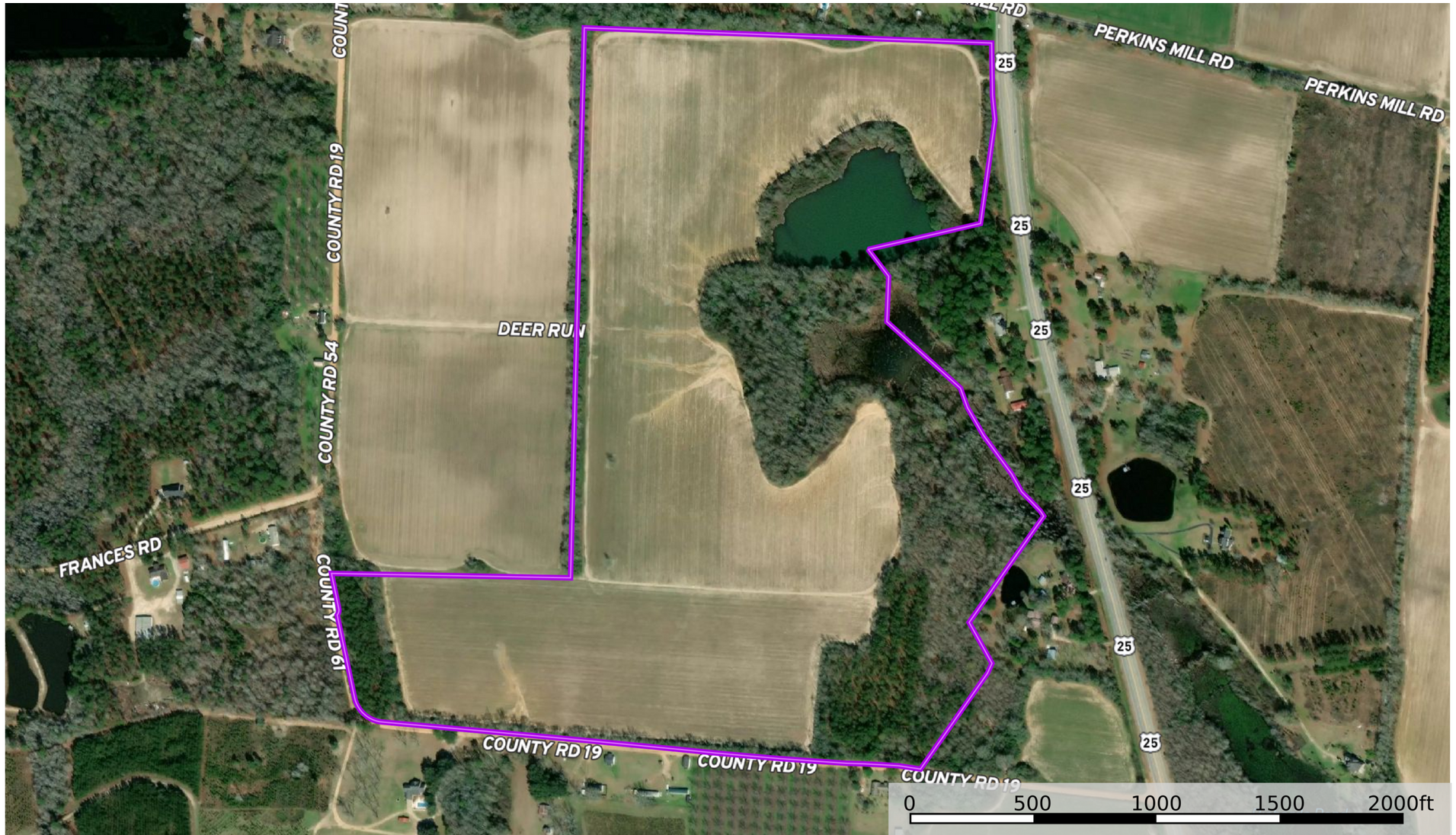
OFFERING SUMMARY

Acres: 120 ±
Price/Acre: \$6500
City: Claxton
County: Evans County
Property Type: Farms & Nurseries
Land Investment
Residential Development

PROPERTY OVERVIEW

Rock Hill Farm is a prime land investment opportunity in Claxton, Georgia. The property's 120.0 total acres (+/-) consists of 73.4 acres of cultivated farmland, 41.97 acres of mixed pine and hardwoods, and a 4.63 acre pond. Overall, 92% of the farm is upland acres. Dominated by Tifton soils, the farm boasts great agricultural potential, and considering the farm's layout, pivot installation is a future possibility. The property has 318 feet of road frontage on U.S. Highway 301 and 2,856 feet of road frontage on Deer Run Trail, and it experiences a daily traffic count of 6,160 vehicles per day. The property is located 33 minutes from Statesboro and 1 hour from Savannah. Rock Hill Farm's location and road frontage provides easy access to the surrounding communities and makes it a candidate for future residential or commercial development.

Aerial Map



Location



LOCATION & DRIVING DIRECTIONS

Parcel:	025-023 025-021
GPS:	32.1579463, -81.9039821
Driving Directions:	From Claxton head South on 25
Showing Instructions:	Contact Chap Shuman



Additional Photos



Advisor Biography



CHAP SHUMAN

Associate Advisor

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PROFESSIONAL BACKGROUND

Chap Shuman is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

As a native of southeast Georgia, Chap brings a deep-rooted connection to the land. He is also a fourth-generation steward of a working family farm who possesses an intimate understanding of the pecan, produce, row crop, and timber industries.

With a profound appreciation for the history and legacy carried by each parcel of land, Chap recognizes that every piece of land has a unique personality. His commitment to preserving each land's sustainability and value for future generations is at the heart of his professional mission. Additionally, Chap is an avid outdoor enthusiast who finds solace in activities like hunting, fishing, and working the land.

Chap's academic journey led him to the University of Georgia's Terry College of Business, where he earned a Bachelor of Business Administration in Real Estate and a Certificate in Personal Organization and Leadership. During his time at UGA, he fueled his love for people by assuming the role of President in the Sigma Phi Epsilon fraternity. It is here that Chap would live out his belief that in order to lead, you must first serve.

As a real estate advisor, Chap is able to combine his two greatest passions - people and land. In believing that land is the most secure and valuable investment available, he seeks to offer his clients the opportunity to invest in and cherish this invaluable natural resource. According to Chap Shuman, "Our land is our life".

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