

# LITTLE BULL CREEK

## HUNTING AND TIMBER

OLD HIGHWAY 250

CLAXTON, GA 30417

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Chap Shuman

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# Property Overview



**Sale Price**

**\$1,609,615**

## PROPERTY OVERVIEW

Little Bull Creek Hunting and Timber is a 460-acre ± timberland investment opportunity in Evans County, Georgia.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>460 ± Acres</b>
<b>Price / Acre:</b>	<b>\$3,500</b>
Taxes:	\$3,520.08
Parcel #:	035 017
City:	Claxton
County:	Evans
Property Type:	Land: Timberland
Video:	<a href="#">View Here</a>

Located 20 minutes south of I-16, this property sits just 35 minutes from Statesboro, 1 hour from Savannah, and 3 ½ hours from Atlanta. The property's total acreage consists of 308 acres of pine plantation, a 141-acre cypress flat pond, and a combined 10 acres of well-connected roads and food plots. The main gated access point sits on the east side of the property and has 550 feet of road frontage on Old Highway 250.

The property is naturally fed by Little Bull Creek, and it sits right in the center of a heavily agricultural region, making it a hunter's paradise for bagging limits of ducks and growing big bucks. Little Bull Creek Hunting and Timber is also enlisted in a 10-Year Conservation Use Valuation Assessment (CUVA) that expires in 2029, providing further tax incentives for this prime timberland investment.







# Property Details & Highlights

## Property Type

Recreation Land

## Acreage

460 ± Acres

With a young pine stand that provides great bedding habitat for the whitetail deer and a large cypress flat pond that is full of ducks, this property is truly one of the finest recreational investment opportunities that Southeast Georgia has to offer. There is great number of whitetail deer, wood ducks, and turkey that can be found on the property. One of the greatest recreational benefits to the property is that it is mostly surrounded by land on all sides, which enables the property to hunt big and withhold greater numbers of wild game. There are food plots positioned throughout the property that provide ample opportunities to harvest game. The property is naturally fed by Little Bull Creek, and it sits right in the center of a heavily agricultural region, making it a hunter's paradise for bagging limits of ducks and growing big bucks.

The property's 308 acres of pine plantation is made up of 232 acres of 15-year-old slash pine, 47 acres of 5-year-old loblolly pine, and 29 acres of 30-year-old slash pine. With 68% of upland acreage, this property has historically boasted a high timber yield, and the most recent timber appraisal was performed in September of 2023. The property also has a good mix of oak and other hardwoods throughout the pine timber. Sitting in one of the Eastern United States' strongest pulpwood markets, this property will offer future periodic timber sales for generations to come.

The main gated access point sits on the east side of the property and has 550 feet of road frontage on Old Highway 250. There is a camp site positioned on the west side of the property, but it does not have access to power or water. Little Bull Creek Hunting and Timber is enlisted in a 10-Year CUVA that expires in 2029.

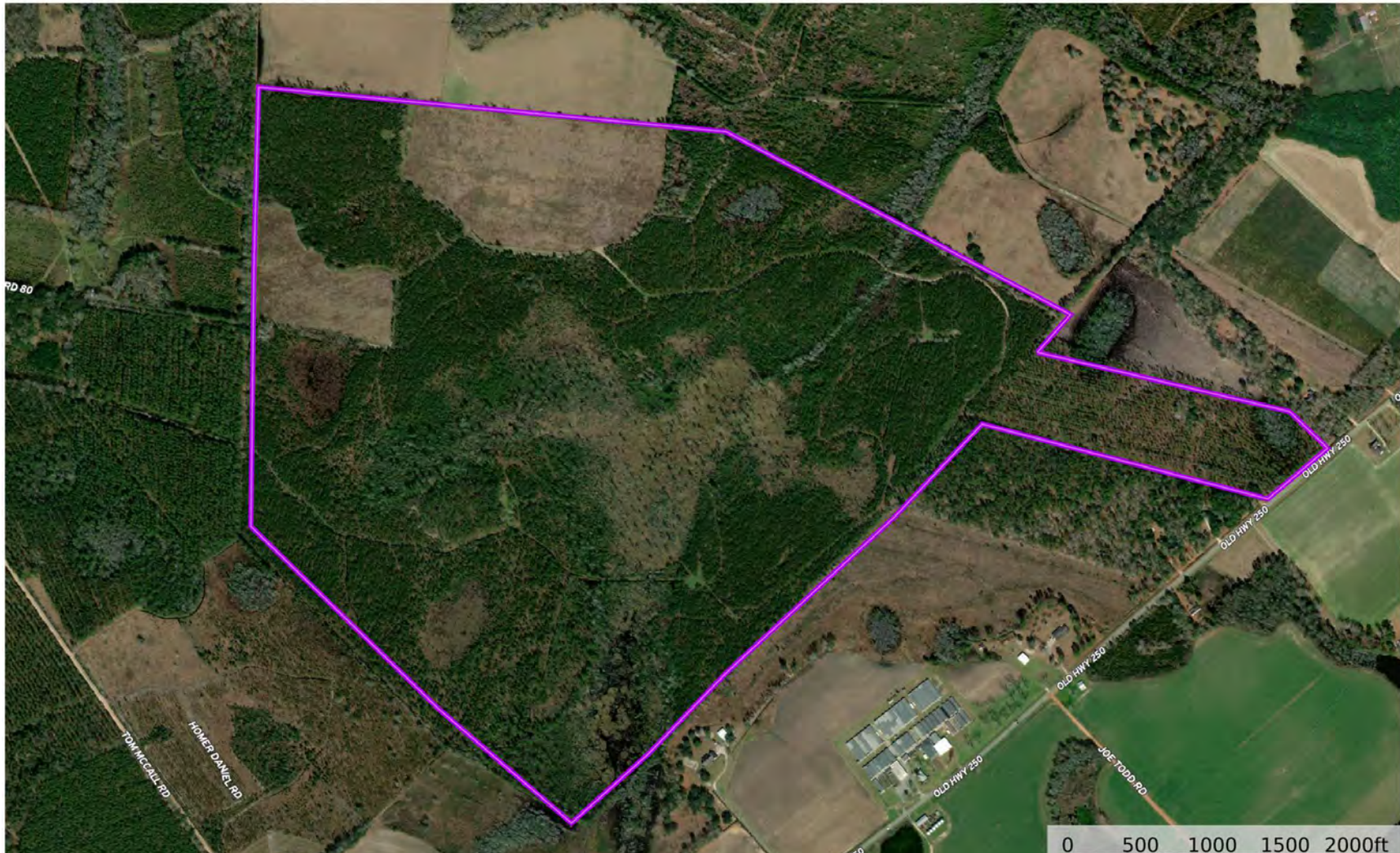


- Low volatility, secure timber investment with future timber sales
- Slash and Loblolly Pine, with historically consistent yields
- 10-year Conservation Use Valuation Assessment with several years left
- Accessible location that provides travel convenience to I-6
- Healthy deer and duck habitat with endless hunting possibilities
- Well-established road system and food plots
- 141 acres of wetlands and cypress flat pond ecosystem



# Property Boundary

## Little Bull Creek Timber and Hunting Tract Evans County, Georgia, 459.89 AC +/-









# Additional Photos





# Additional Photos



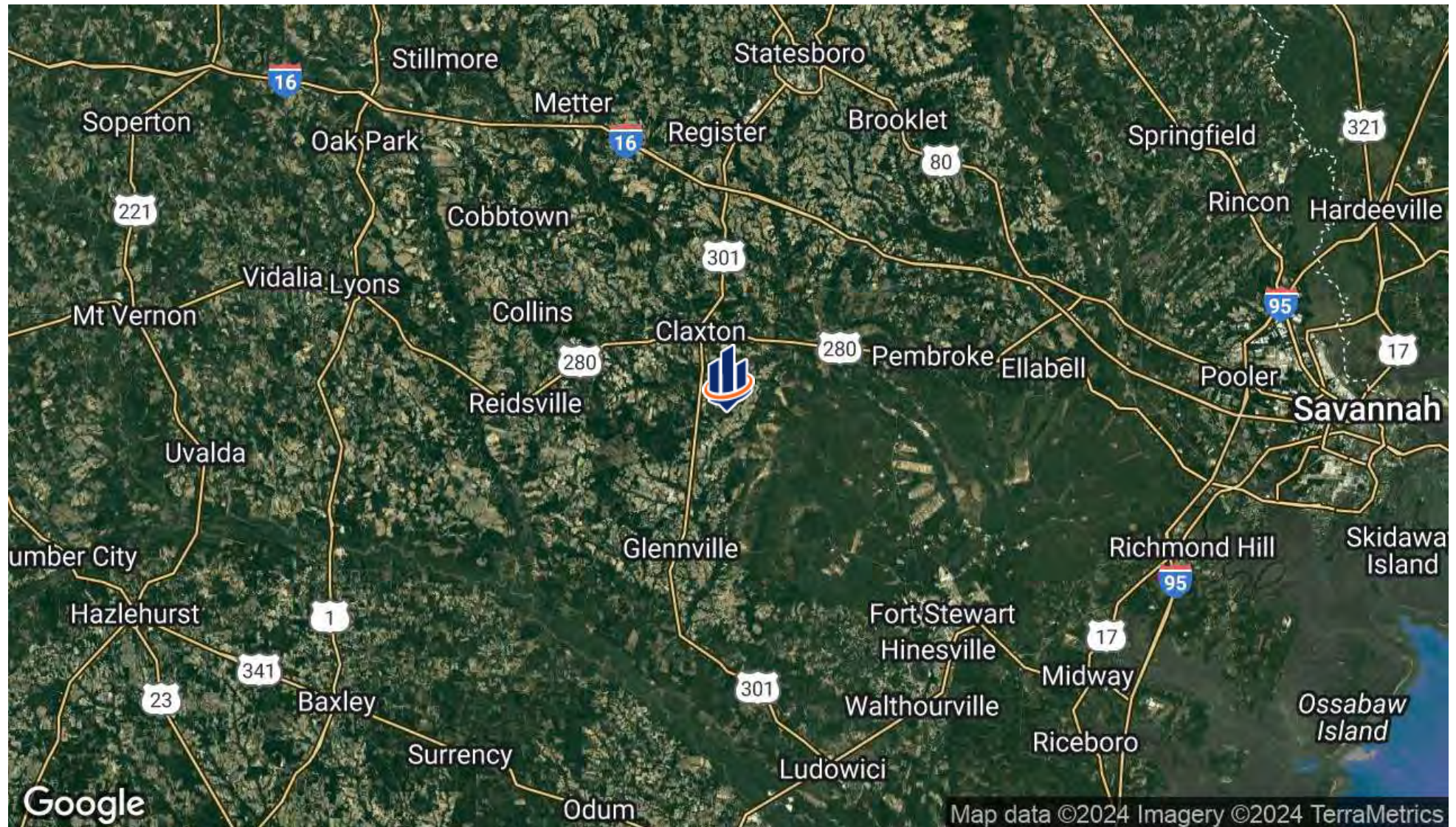


# Additional Photos





# Location Map







## CHAP SHUMAN

Associate Advisor

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## PROFESSIONAL BACKGROUND

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

Beyond his endeavors in real estate, Chap is anchored by his Christian faith that serves as the bedrock of his personal life and professional ethics. Actively involved in his church and local ministries, he exemplifies the principles of service and community building. Guided by his life's calling to uplift his community, Chap understands the art of attentive listening and channels this skill to craft transparent and

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