



ACTIVE · SET PRICE

Broadhurst Tract

± 1,018 Acres | Wayne County | Georgia | Near Jesup

Broadhurst Pines and Hardwoods

PRICE	PRICE / ACRE	ACREAGE
\$2,443,848	\$2,400	± 1,018

PROPERTY OVERVIEW

The Broadhurst Tract located just 5 minutes south of Jesup, GA and convenient to Brunswick and Savannah. The property has paved frontage along Mannington Rd. The pine timber consists of three different age class of managed pine plantations ranging from 4-year-old planted pine to 10-year-old planted pine. Additionally, the property has a ±500-acre flatwood bay with hardwoods and scattered pines. This diverse landscape provides ideal habitat for the pursuits of wild turkey, deer, and waterfowl, which are plentiful in the area. Broadhurst offers a combination of size, habitat diversity, upland pine plantations and mature hardwoods. The abundance of wildlife and water resources makes this a very appealing recreational opportunity in SE Georgia.

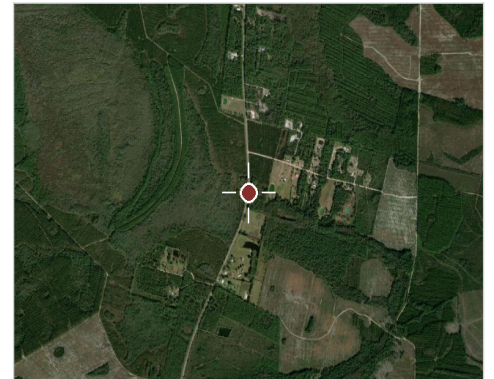
PROPERTY DETAILS

TYPE Conservation (Wildlife) · Timberland (Bottomland Hardwood)	ACCESS Dirt Road · Legal Access · Paved Road · Fee Simple
UTILITIES Electric · Telephone	VIEWS Timber
IMPROVEMENTS Roads · Gate	COUNTY TAX PARCEL IDS 105 1 62 105 1 64

DOCUMENTS INCLUDED

Brochure · Weyco_Wayne_Location.pdf · Weyco_Wayne_Photo.pdf

LOCATION



Wayne County, Georgia



Nathan Greer

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SCAN TO VIEW



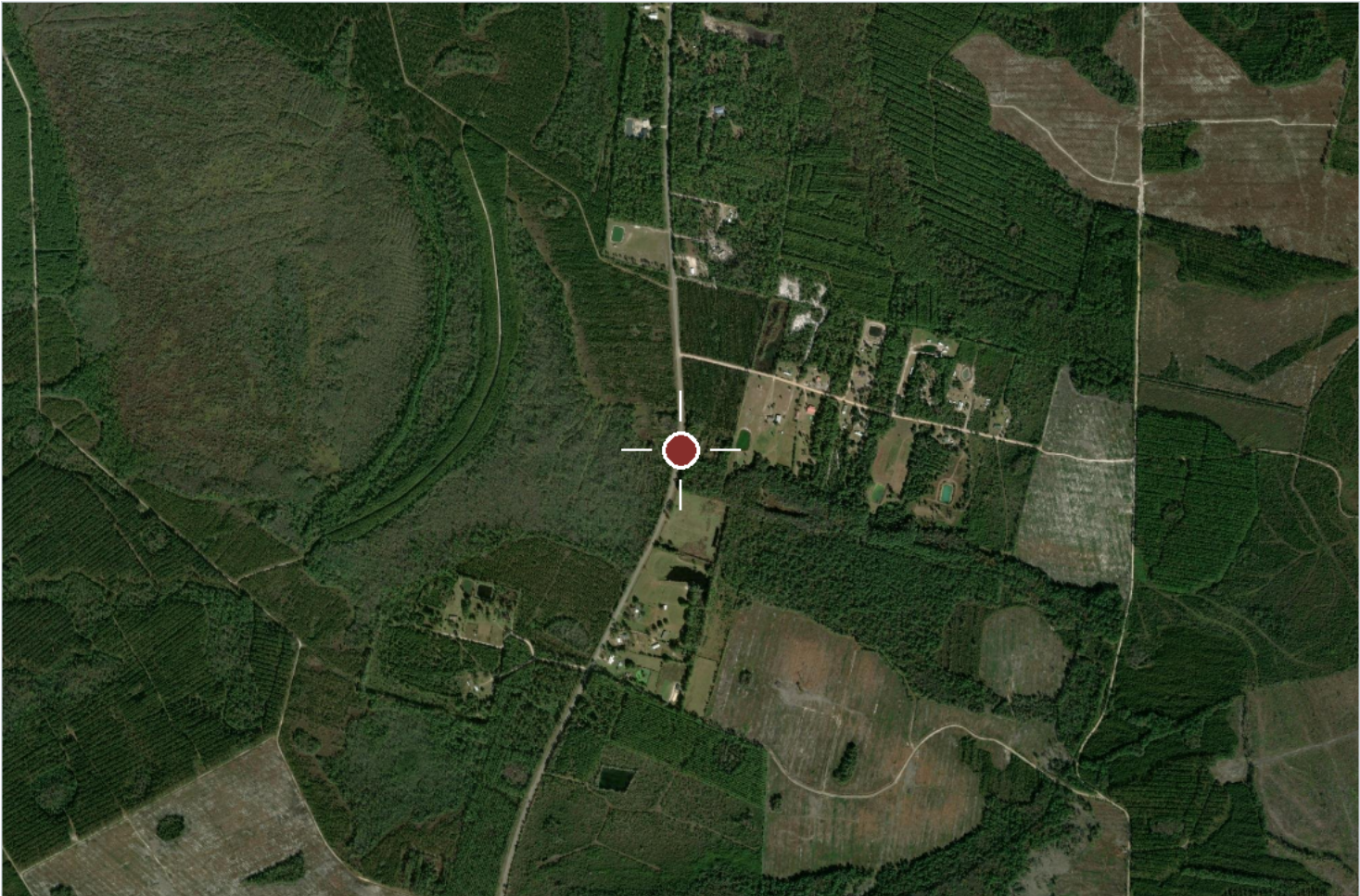
Property Photos

Broadhurst Tract · Wayne County · Georgia · Near Jesup

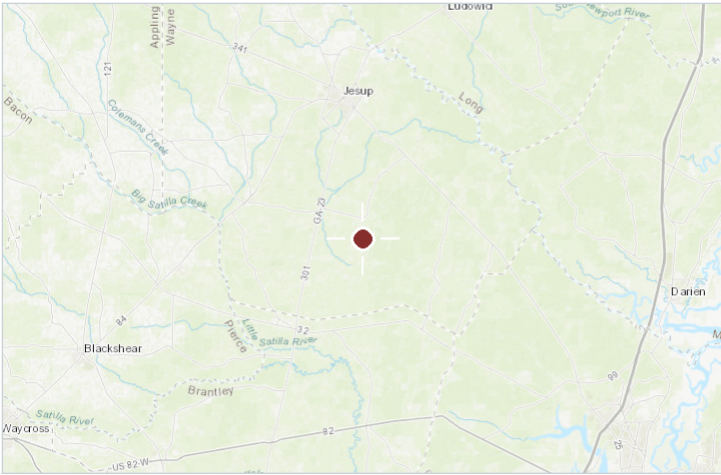


Location & Access

Broadhurst Tract · Wayne County · Georgia · Near Jesup



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Wayne County, Georgia

NEAREST CITY
Jesup

APPROXIMATE CENTRE
31.44077, -81.85827

COUNTY TAX PARCEL IDS
105 1 62 105 1 64

INTERACTIVE MAP



<https://id.land/ranching/maps/2921b4e9bc13795aedb100488342e331/share>

Broadhurst Tract

1018 +/- Acres - \$2,443,848

Wayne County, Georgia

The Offering:

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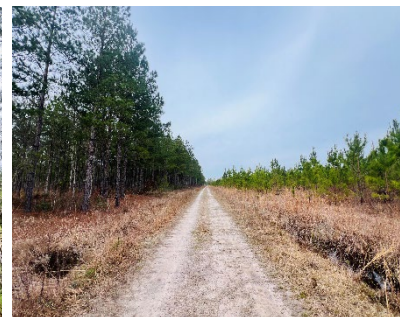
Broadhurst offers a combination of size, habitat diversity, upland pine plantations and mature hardwoods. The abundance of wildlife and water resources makes this a very appealing recreational opportunity in SE Georgia.

Property Attributes:

- ± 1500 feet of frontage along Mannington Rd;
- Well stocked managed planted pines;
- 500-acre bay – Excellent duck habitat;
- Conservation opportunities;
- Convenient to Jesup, Savannah, and Brunswick;
- Excellent deer, turkey and hog hunting;
- Internal road system accessing the property;

Directions:

From Jesup, travel south on 301 to Broadhurst. Turn left and travel to intersection of Mannington Rd. Turn right and property starts on right at signs.



CONTACT:

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.

WEYERHAEUSER

Wayne County, GA
+/- 1,020.08 Acres

Property

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

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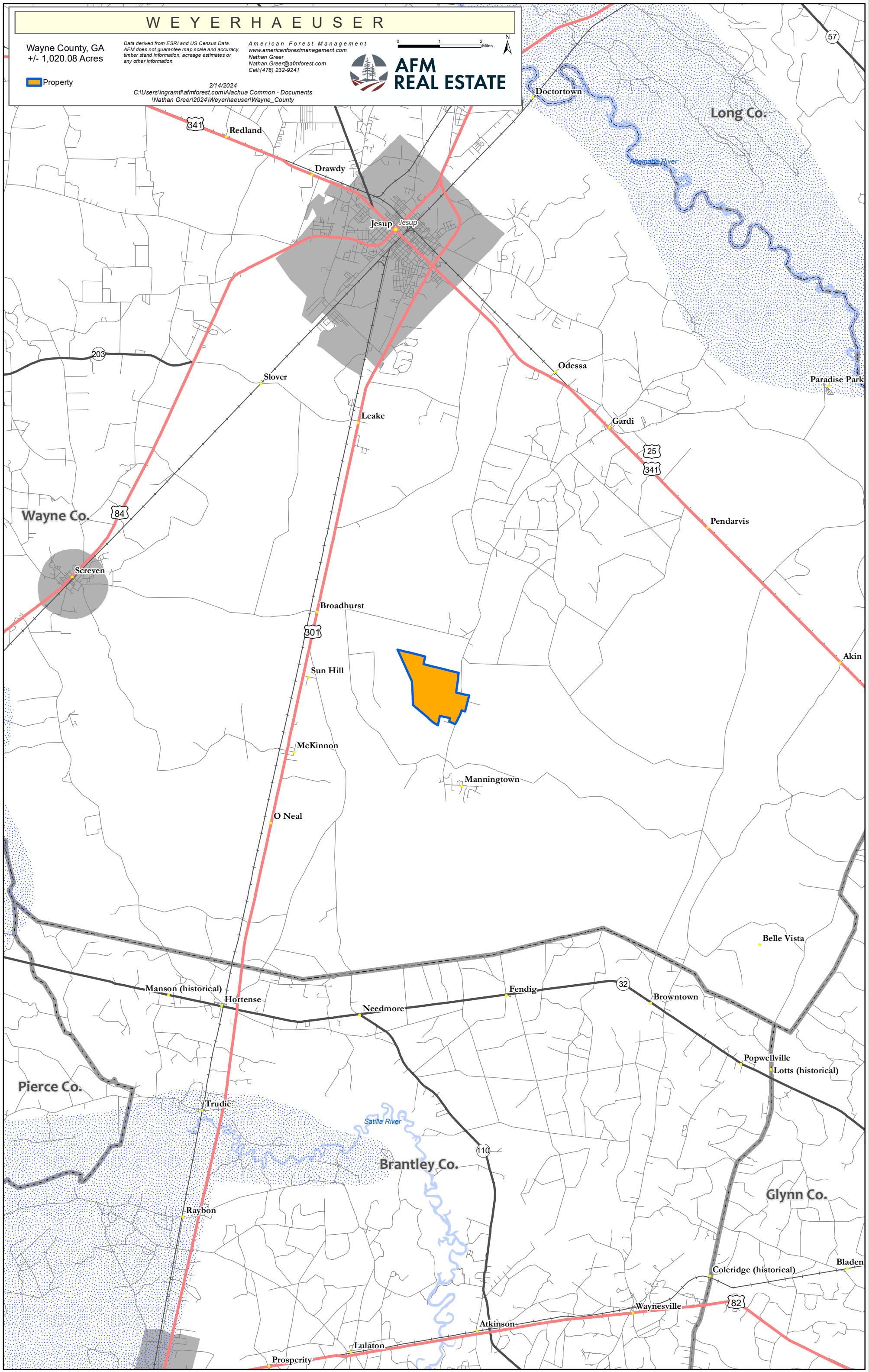


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REAL ESTATE

0 1 2 Miles



2/14/2024
C:\Users\ingramt\afmforest.com\Alachua Common - Documents
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