

SOLD · SET PRICE

Beulah-51 Tract

± 51 Acres | Screven County | Georgia | Near Sylvania

Timberland, Recreation, and Homesite Potential

PRICE	PRICE / ACRE	ACREAGE
$300,900	$5,900	± 51

PROPERTY OVERVIEW

AFM Real Estate is proud to present the Beulah 51 Tract. The property is located in Southeastern Screven County, GA, and just one mile from GA Highway-21, offering a short commute to Savannah, Augusta, Statesboro, Southwest South Carolina, and the Georgia/Carolina coast. The property consists of ±51 acres managed for longleaf pine straw production and recreational enjoyment. Access is excellent, with over 1,200 feet of county road frontage on Beulah Road, gated entrances, and internal roads that allow easy access to all areas of the property. There are two established food plot locations and a natural hardwood branch offering habitat diversity and food sources for the abundance of wildlife. Soils are primarily upland, with 85% of the property suitable for a homesite. This would make a grea...

LOCATION



Screven County, Georgia

PROPERTY DETAILS

TYPE
Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Bottomland Hardwood)

ACCESS
Dirt Road · Legal Access

VIEWS
Timber

IMPROVEMENTS
Food Plots · Roads · Gate

COUNTY TAX PARCEL IDS
099-023

DOCUMENTS INCLUDED
Additional Acreage Available Map · Flyer · Timber Stand Aerial Map · Location Map · Soils Map



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Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 15, 2026 · https://www.afmrealestate.com/properties/51-acres-land-for-sale-in-screven-county-georgia/beulah-51-tract

Property Photos

Beulah-51 Tract · Screven County · Georgia · Near Sylvania











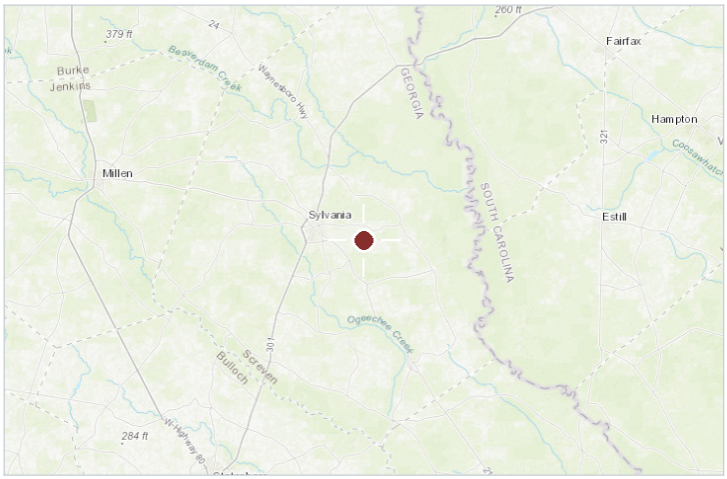


Location & Access

Beulah-51 Tract · Screven County · Georgia · Near Sylvania



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



Regional locator

COUNTY & STATE

Screven County, Georgia

NEAREST CITY

Sylvania

APPROXIMATE CENTRE

32.73261, -81.57365

COUNTY TAX PARCEL IDS

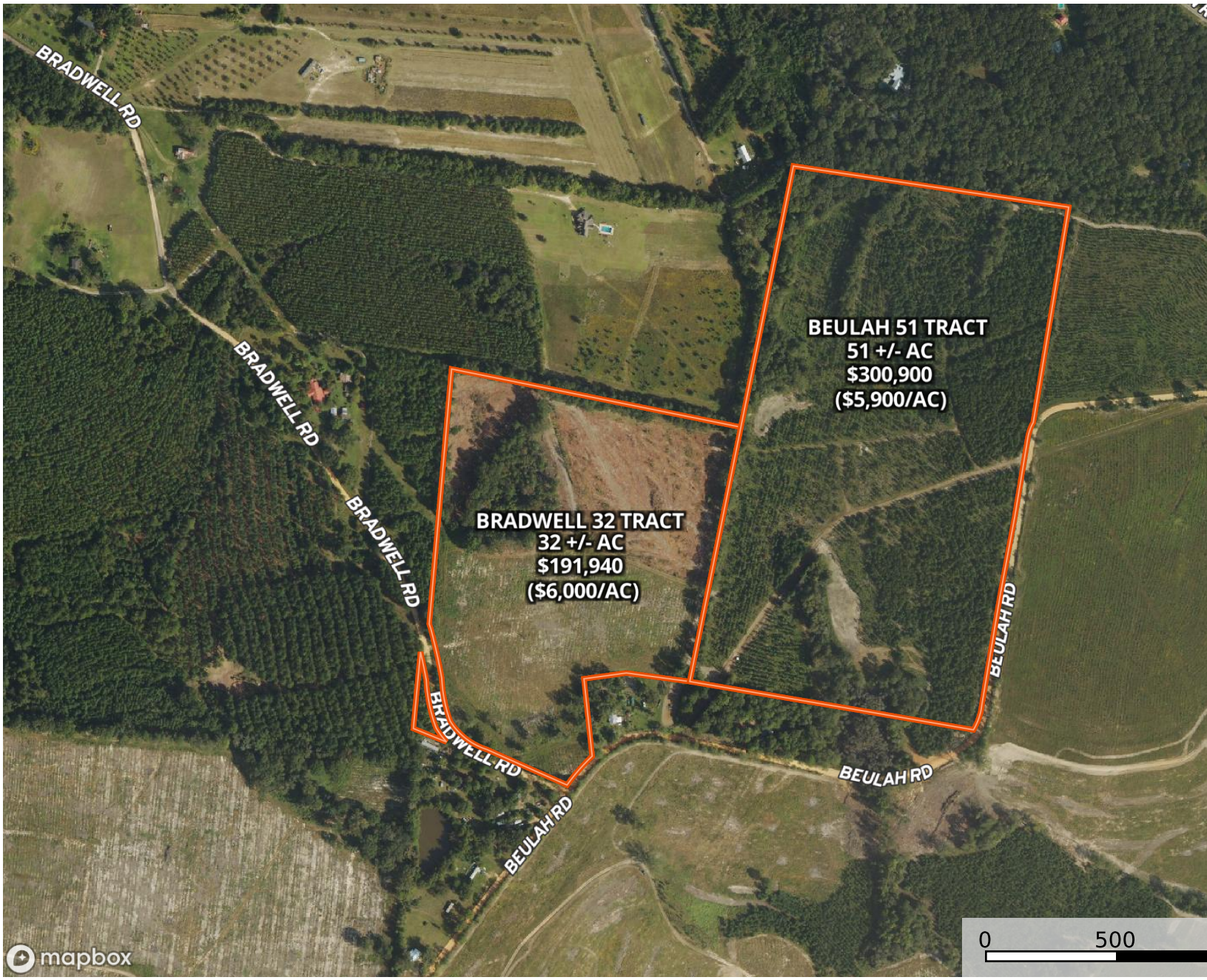
099-023

INTERACTIVE MAP

https://id.land/ranching/maps/a03b4bca34b756c40a12eeef5ddadf0d/embed/unbranded

Beulah & Bradwell Option Map

Screven County, Georgia, AC +/-



Boundary

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AFM REAL ESTATE

10
11
3
88
11
11
10

STAN
10
11
3
88

BEULAH TRACT

Screven County, GA
+/-51.00 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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AFM REAL ESTATE

0 1 2 Miles

N

Burtons Ferry Landing
Fennell Hill Landing
King Creek Landing
Milbury
Red Bluff Landing
Allendale Co.
Hilltonia
Red Bluff Landing
Ruddell (historical)
Cohens Bluff Landing
Savannah River
Bascom
Jacksonboro (historical)
Lewis
Brier Creek Landing
Pfeiffer (historical)
Waters
Zeigler
Sylvania
Screven Co.
Altman
Green Hill
Hampton Co.
Farmdale
Goloid
White Hill
Hunters
Double Heads
Sheppards
Blue Springs
Captolo
Eureka Springs (historical)
Eneck (historical)
Newington
Cooperville
Dover
Donegal
Cameron
Halcyondale
Stalco
Kildare
Oliver
Bulloch Co.
Eureka
Clito
Effingham Co.
Ardmore

24 301 3 21 17

Dwellings Without Basements—Screven County, Georgia
(Beulah 51)



Map Scale: 1:3,870 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMA

The soil surveys that comprise your AO
1:24,000.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or are

This product is generated from the USD
of the version date(s) listed below.

Soil Survey Area: Screven County, Ge
Survey Area Data: Version 16, Aug 26

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
7, 2021

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CoB	Cowarts loamy sand, 2 to 5 percent slopes	Not limited	Cowarts (85%)		21.2	41.9%
DnB	Dothan-Norfolk complex, 2 to 5 percent slopes	Not limited	Dothan (65%)		8.1	16.0%
			Norfolk (25%)			
FuA	Fuquay loamy sand, 0 to 2 percent slopes	Not limited	Fuquay (80%)		0.0	0.1%
NcC2	Nankin-Cowarts complex, 5 to 8 percent slopes, eroded	Not limited	Nankin (65%)		5.9	11.7%
			Cowarts (30%)			
PeA	Pelham loamy sand, 0 to 2 percent slopes	Very limited	Pelham (80%)	Depth to saturated zone (1.00)	7.6	14.9%
			Alapaha (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Rains, undrained (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
UaB	Uchee loamy sand, 0 to 5 percent slopes	Not limited	Uchee (92%)		7.8	15.4%
Totals for Area of Interest					**50.6**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Not limited	43.0	85.1%
Very limited	7.6	14.9%
Totals for Area of Interest	**50.6**	**100.0%**

Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher