



SOLD · SET PRICE

Bradwell-32 Tract

± 32 Acres | Screven County | Georgia | Near Sylvania

Homesite Potential with Timber & Recreation Amenities

PRICE	PRICE / ACRE	ACREAGE
\$191,940	\$5,998	± 32

PROPERTY OVERVIEW

The Bradwell 32 Tract is a meticulously maintained property, reflecting the owner's commitment to quality land management and thoughtful improvements. Situated in southeastern Screven County, Georgia-just one mile off GA Highway 21-it offers quick access to Savannah, Augusta, Statesboro, southwest South Carolina, and the Georgia-Carolina coast. The property features a balanced mix of planted longleaf and loblolly pine, framed by mature hardwoods that create an attractive and functional perimeter. With over 1,000 feet of county road frontage along Bradwell Road, a secure gated entrance, and an internal road system, access throughout the tract is excellent. A well-established food plot and a natural hardwood branch enhance habitat diversity and provide strong food sources for the abundant lo...

PROPERTY DETAILS

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

ACCESS
ATV · Dirt Road · Legal Access

VIEWS
Timber

IMPROVEMENTS
Food Plots · Roads · Gate

COUNTY TAX PARCEL IDS
099-021

DOCUMENTS INCLUDED
Location Map · Timber Stand Map · Soils Map

LOCATION



Screven County, Georgia



Mark Edwards

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Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



Property Photos

Bradwell-32 Tract · Screven County · Georgia · Near Sylvania

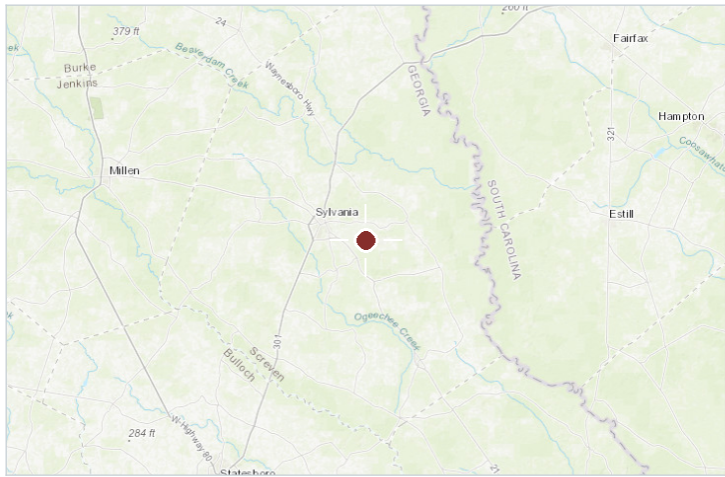


Location & Access

Bradwell-32 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
32.72933, -81.58058

COUNTY TAX PARCEL IDS
099-021

INTERACTIVE MAP



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

BRADWELL TRACT

Screven County, GA
+/-31.99 Acres

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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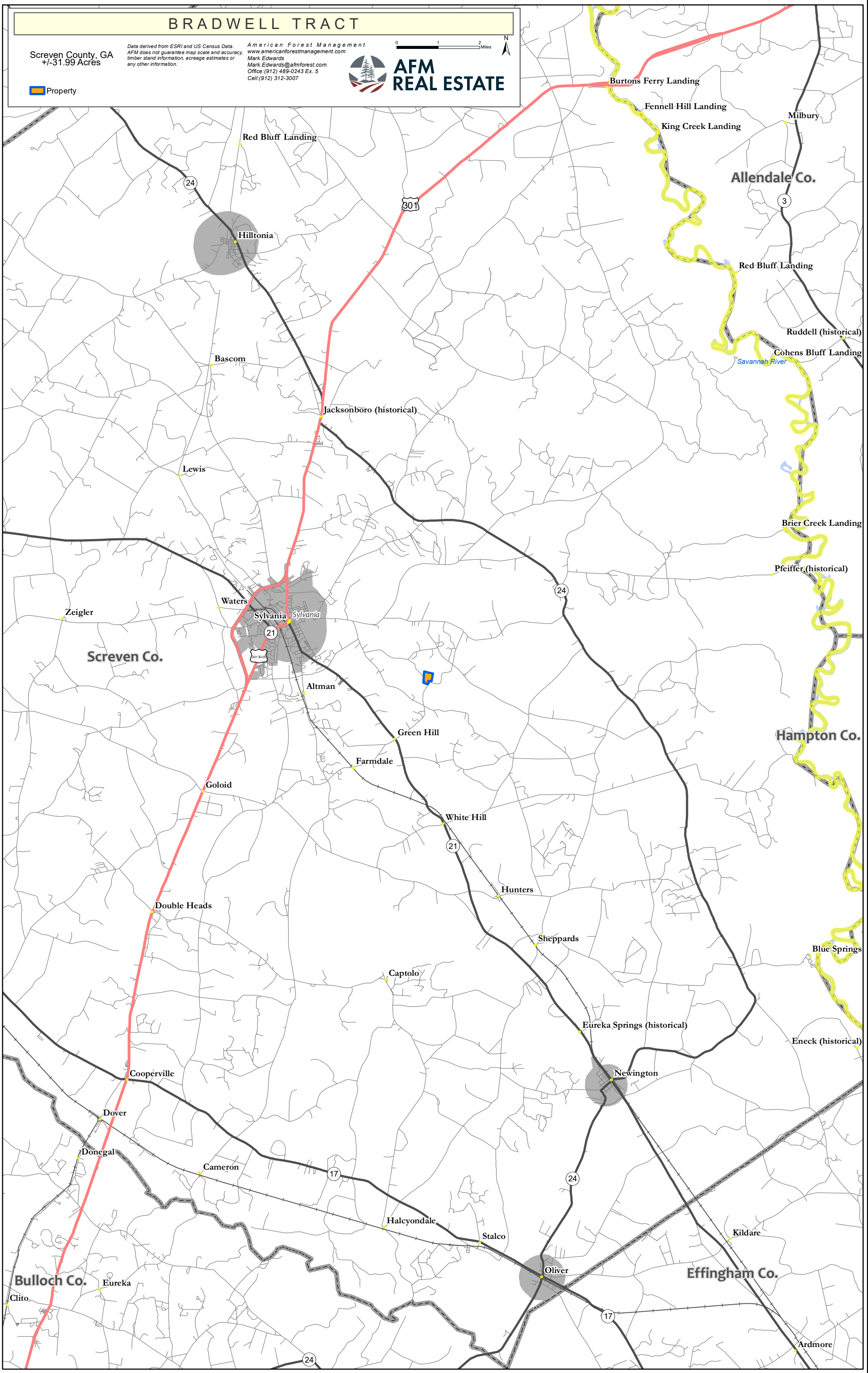


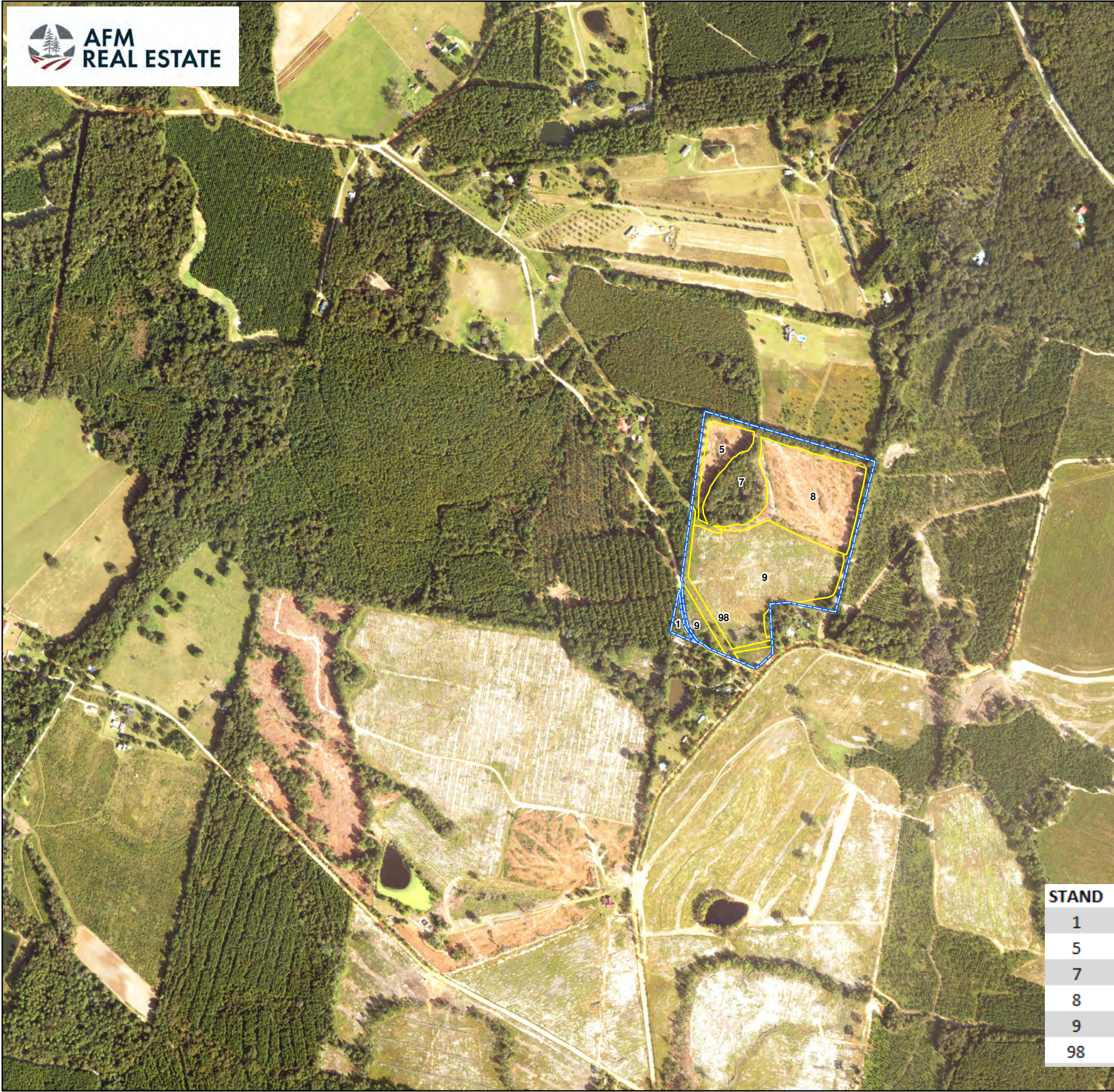
AFM
REAL ESTATE

0 1 2 Miles



Property





STAND
1
5
7
8
9
98

Dwellings Without Basements—Screven County, Georgia
(Beulah 32 Soils)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

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

MAP INFORMATION

The soil surveys that comprise your AOI were digitized at a scale of 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale shown may result in a misunderstanding of the detail of mapping and line placement. The maps do not show contrasting soils that could have been shown at a smaller scale.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but not distance and area. A projection that preserves distance and area, such as the Albers equal-area conic projection, should be used for accurate calculations of distance or area.

This product is generated from the USDA National Cooperative Soil Survey of the version date(s) listed below.

Soil Survey Area: Screven County, Georgia
Survey Area Data: Version 16, Aug 2016

Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 7, 2021

The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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%)		0.5	1.5%
DnB	Dothan-Norfolk complex, 2 to 5 percent slopes	Not limited	Dothan (65%)		11.4	35.9%
			Norfolk (25%)			
FuA	Fuquay loamy sand, 0 to 2 percent slopes	Not limited	Fuquay (80%)		10.4	32.6%
GCA	Grady and Croatan soils, 0 to 2 percent slopes, ponded	Very limited	Grady (65%)	Ponding (1.00)	5.9	18.6%
				Depth to saturated zone (1.00)		
			Croatan (30%)	Ponding (1.00)		
				Subsidence (1.00)		
				Depth to saturated zone (1.00)		
				Organic matter content (1.00)		
NaB	Nankin loamy sand, 2 to 5 percent slopes	Not limited	Nankin (75%)		3.7	11.5%
Totals for Area of Interest					31.9	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	26.0	81.4%
Very limited	5.9	18.6%
Totals for Area of Interest	31.9	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