



ACTIVE · SET PRICE

West Camp Longleaf Tract 6

± 133 Acres | Screven County | Georgia | Near Sylvania

Premier Income & Legacy Tract

PRICE	PRICE / ACRE	ACREAGE
\$830,050	\$6,241	± 133

PROPERTY OVERVIEW

West Camp Tract is a thoughtfully designed turnkey investment and recreational property offering long-term legacy appeal and a rare combination of strong annual income potential, exceptional wildlife habitat, and immediate usability. The property is positioned to generate consistent returns through longleaf pine straw raking complemented by healthy, well-stocked loblolly pine positioned for future timber revenue. Years of disciplined management and early-stage stand improvement have created clean and uniform timber stands throughout the property. Timber composition includes approximately 88 acres of longleaf pine, 20 acres of loblolly pine, and 18 acres of mature hardwood. The balance of the acreage consists of improvements including internal roads, a pond, food plots, a hunt camp, and a c...

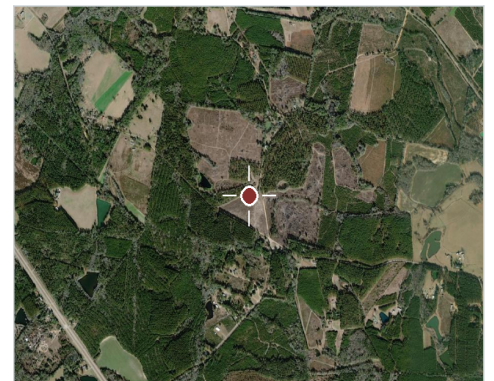
PROPERTY DETAILS

ACCESS ATV · Dirt Road · Legal Access · Fee Simple · Multiple	UTILITIES Electric
WATER FEATURES Ponds	VIEWS Timber
IMPROVEMENTS Food Plots · Other Buildings · Ponds · Roads · Well · Gate · Lodge	COUNTY TAX PARCEL IDS 099 024

DOCUMENTS INCLUDED

Aerial Timber Stand Acreage Map · Location Map

LOCATION



Screven County, Georgia



Mark Edwards

Real Estate Salesperson, GA
 C: 912.312.3007
 mark.edwards@afmforest.com
 Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



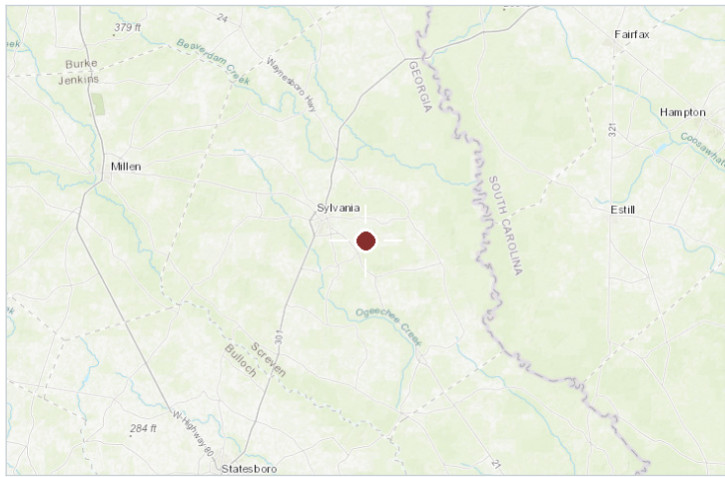
Property Photos

West Camp Longleaf Tract 6 · Screven County · Georgia · Near Sylvania



Location & Access

West Camp Longleaf Tract 6 · Screven County · Georgia · Near Sylvania



Regional locator

COUNTY & STATE
Screven County, Georgia

NEAREST CITY
Sylvania

APPROXIMATE CENTRE
32.72373, -81.58256

COUNTY TAX PARCEL IDS
099 024

INTERACTIVE MAP



<https://id.land/maps/2686de5f1a6dc75bc2d65a737a873280/share>



RALPH GIBSON

BEALAH LONGLEAF FARM
Tract-6
Screven County, GA
+/-130.48 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.

American Forest Management
www.americanforestmanagement.com
Mark Edwards
Mark.Edwards@afmforest.com
Office:(912) 489-0243 Ex. 5
Cell:(912) 312-3007



AFM
REAL ESTATE

0 1 2 Miles



Property

