



SOLD · SET PRICE

North Bluff Longleaf Farm

± 93 Acres | Screven County | Georgia | Near Sylvania

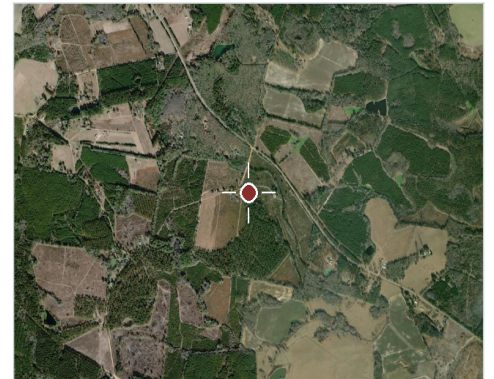
Abundant Wildlife and Income Potential.

PRICE \$590,085	PRICE / ACRE \$6,345	ACREAGE ± 93
---------------------------	--------------------------------	------------------------

PROPERTY OVERVIEW

The North Bluff Tract offers the perfect blend of homesite potential, recreation, and income production in an area known for abundant wildlife and peaceful tranquility. Located within the Savannah River Basin, this property features over 2,600 feet of county road frontage, two gated entrances, and approximately 7,400 feet of interior road access suitable for vehicle, ATV, and UTV travel. This turnkey hunting and recreational tract is thoughtfully set up for immediate enjoyment, with clean longleaf pine stands, a natural SMZ framed by mature oaks, and a high-bluff homesite offering a beautiful setting for a future cabin, lodge, or permanent residence. A perc test is already on file, adding to the property's homesite appeal. Wildlife is abundant throughout the tract, including excellent populations of white-tailed deer, wild turkey, and bobwhite quail. The distinctive whistle of bobwhite quail can often be heard throughout the property, adding to the classic Southern sporting-land experience. Combined with the property's well-maintained road system, scenic timber stands, and diverse habitat, the tract is ideally suited for hunting, re...

LOCATION



Screven County, Georgia

PROPERTY DETAILS

ACCESS

Dirt Road · Legal Access

VIEWS

Timber

COUNTY TAX PARCEL IDS

099 024A



Mark Edwards

Real Estate Salesperson, GA

C: 912.312.3007

mark.edwards@afmforest.com

Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



Property Photos

North Bluff Longleaf Farm · Screven County · Georgia · Near Sylvania

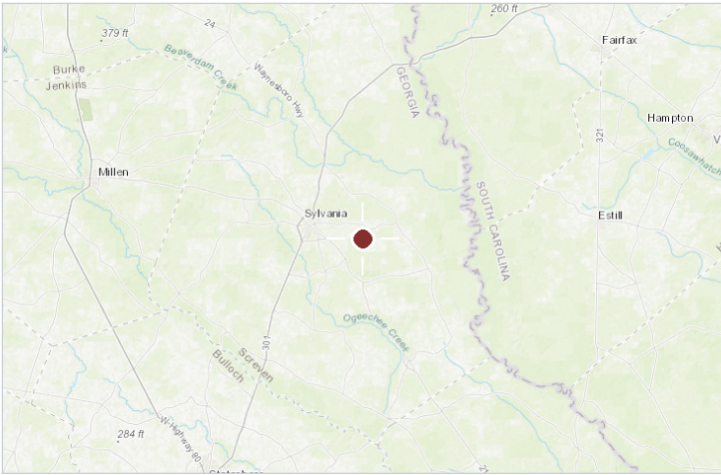


Location & Access

North Bluff Longleaf Farm · 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, -81.56934

COUNTY TAX PARCEL IDS
099 024A