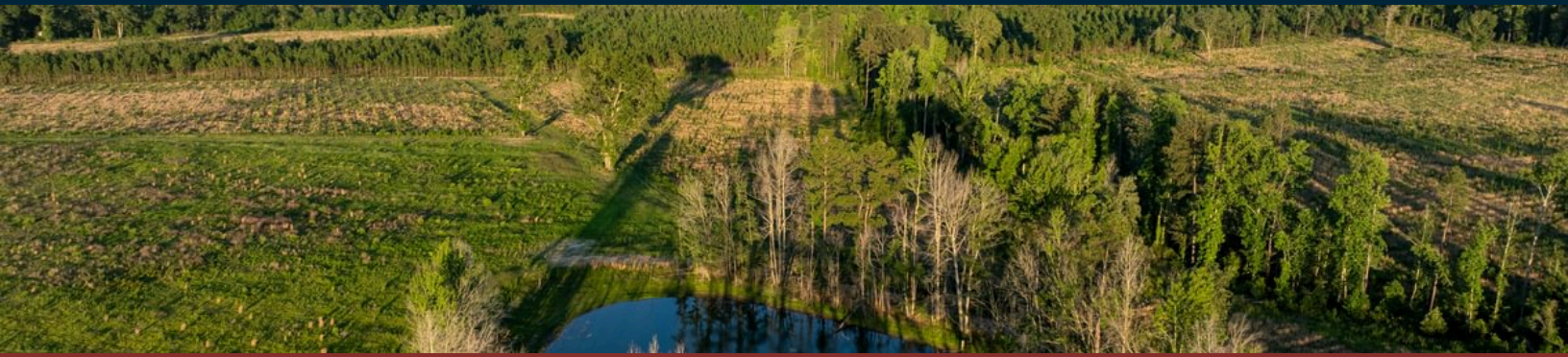




ACTIVE · SET PRICE

Central Longleaf Tract 5

± 100 Acres | Screven County | Georgia | Near Sylvania

Exceptional Wildlife Habitat, Income Potential & Surrounded by Stewardship

PRICE \$610,949	PRICE / ACRE \$6,109	ACREAGE ± 100
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PROPERTY OVERVIEW

Central Longleaf Tract is a turnkey recreational and investment property positioned to generate strong long-term annual income through longleaf pine straw lease rights while reflecting years of disciplined land stewardship. As a central component of a larger longleaf pine landscape, this property is surrounded by neighboring plantation tracts managed with a similar commitment to forestry, wildlife, and conservation. This collective stewardship has helped create an exceptional ecosystem that supports abundant populations of white-tailed deer, wild turkey, and bobwhite quail while provide the foundation for outstanding recreational opportunities, making it a rare combination of investment performance and outdoor recreation. Timber composition consists of approximately 82 acres of longleaf pi...

PROPERTY DETAILS

TYPE Acreage Estates (Sportsman Plantation)	ACCESS Dirt Road · Legal Access · Paved Road · Fee Simple
WATER FEATURES Creeks / Streams · Ponds	VIEWS Timber
IMPROVEMENTS Food Plots · Ponds · Gate	COUNTY TAX PARCEL IDS 099 024B
DOCUMENTS INCLUDED Aerial Map	

LOCATION



Screven County, Georgia



Mark Edwards

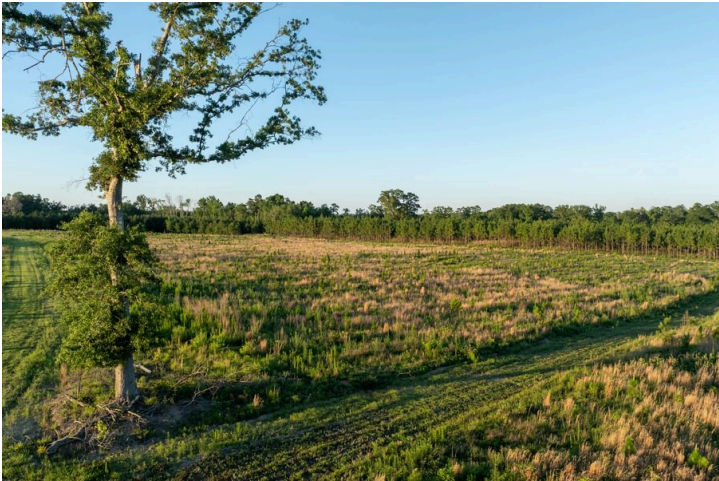
Real Estate Salesperson, GA
C: 912.312.3007
mark.edwards@afmforest.com
Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



Property Photos

Central Longleaf Tract 5 · Screven County · Georgia · Near Sylvania

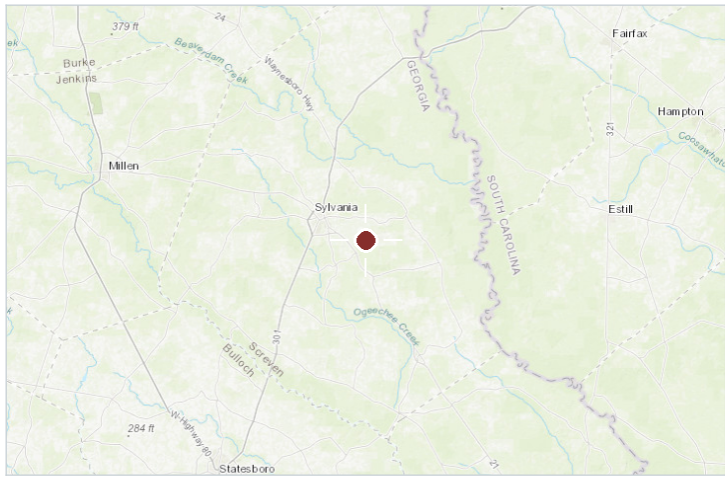


Location & Access

Central Longleaf Tract 5 · 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
32.72373, -81.57955

COUNTY TAX PARCEL IDS
099 024B

INTERACTIVE MAP



<https://id.land/maps/df20494fe7c7466eedd77d193c4d80e9/share>

Central Longleaf Tract 5
Screven County, Georgia, 101 AC +/-



 Gate  Boundary

Mark Edwards
P: 9123123007 www.afmrealestate.com 425 Peat Moss Loop, Sylvania, GA 30467