

38.42 Acres in Southwest Pierce County
35 Acres +/- Willie Bowen Rd
Blackshear, GA 31516

\$249,730
38.42± Acres
Pierce County



**38.42 Acres in Southwest Pierce County
Blackshear, GA / Pierce County**

SUMMARY

Address

35 Acres +/- Willie Bowen Rd

City, State Zip

Blackshear, GA 31516

County

Pierce County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

31.238011 / -82.240187

Acreage

38.42

Price

\$249,730



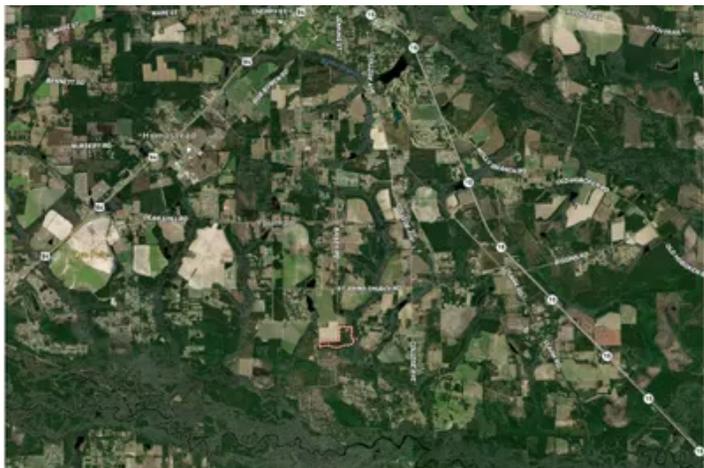
38.42 Acres in Southwest Pierce County Blackshear, GA / Pierce County

PROPERTY DESCRIPTION

38.42 acres located in Pierce County, GA, just outside of Blackshear and accessed via an easement off Willie Bowen Road. This quiet rural tract features approximately 1.7 acres of ponds and offers an excellent setting for building a private homesite or enjoying as a recreational retreat. A boundary survey is currently being completed to determine exact acreage. The property provides great deer hunting and is conveniently located approximately 1 hour from the Georgia coast and about 1.5 hours from Jacksonville, Florida. Pierce County is known for its highly rated school system, making this an attractive location for a permanent residence. Contact **Brent Hopkins** with **Mossy Oak Properties** at [912-288-1645](tel:912-288-1645) for a showing.

- Approximately 38.42 acres
- Pierce County, GA – just outside Blackshear
- Access via easement off Willie Bowen Road
- Approximately 1.7 acres of ponds, enhancing wildlife habitat and recreational appeal
- Great deer hunting; ideal as a recreational tract
- Well-suited for building a private residence, a weekend retreat, or a hunting property
- Located in Pierce County, known for its highly rated school system
- Quiet rural setting providing privacy and seclusion
- Approximately 1 hour to the Georgia coast
- Approximately 1.5 hours to Jacksonville, Florida

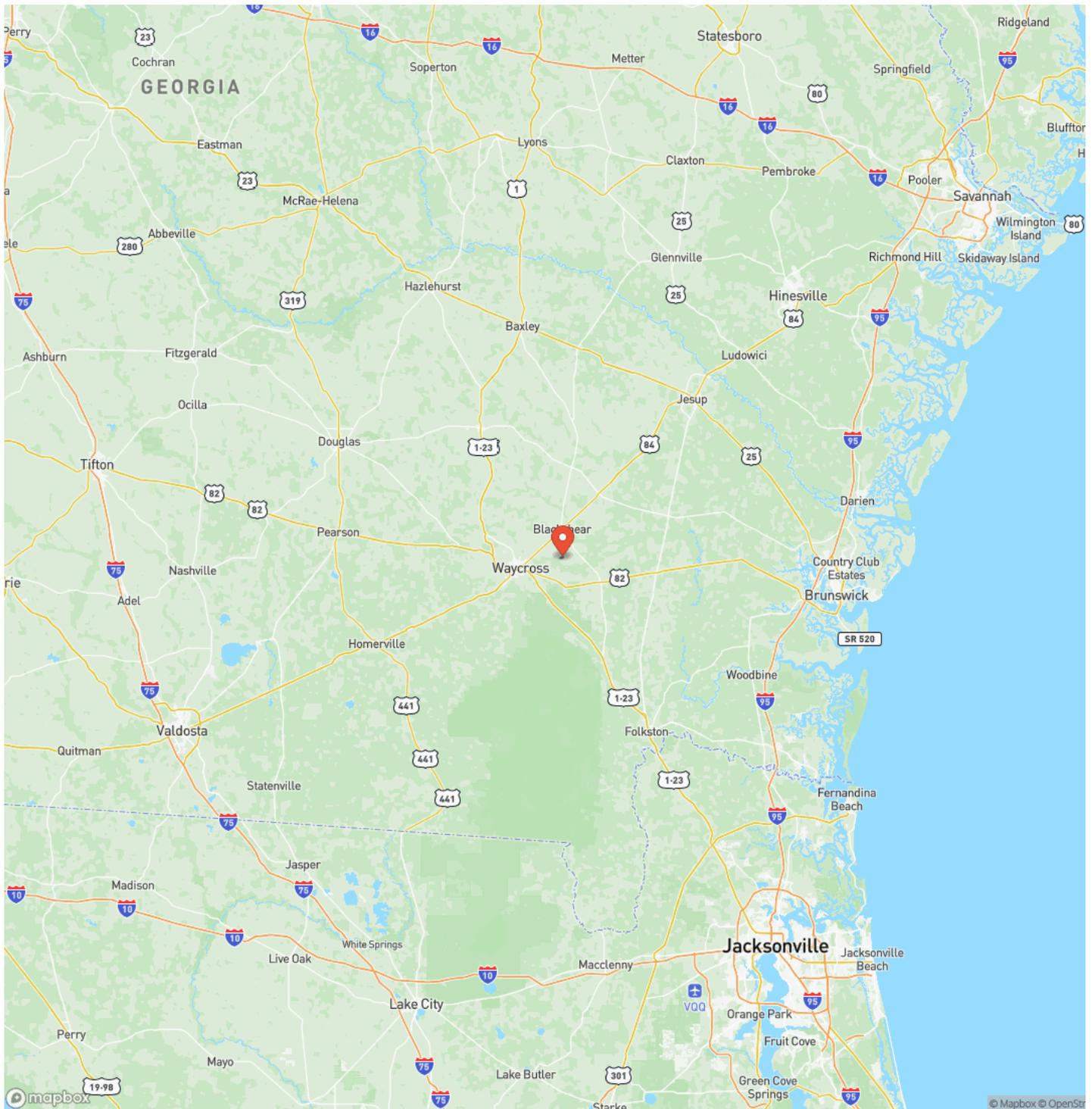
**38.42 Acres in Southwest Pierce County
Blackshear, GA / Pierce County**



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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