



BAXTER DURRENCE ROAD 2

TATTNALL COUNTY, GA

141 +/- ACRES
\$599,000



PROPERTY DESCRIPTION

This exceptional 141-acre tract in Tattnall County is the complete package for a premier home site or recreational retreat. The perfect potential home site is highlighted by majestic, mature live oaks. The property is fully set up for building, featuring a deep well and electric service already installed, plus available high-speed internet. A sportsman's dream, the land boasts a potential dove field, food plots, and 3-year-old loblolly pine plantation. Access is superior, featuring paved road access from Baxter Durrence Road with gated entrance for privacy. Accessibility and utility are maximized with an excellent interior road system and drainage for year-round use, and a dedicated tool and implement shed for storage. This is a rare opportunity for a ready-to-enjoy property with established value and infrastructure.

PROPERTY FEATURES:

- Potential Homesite
- Tool & Implement Shed
- High Speed Internet Available
- 3-Year-Old Loblolly Pine Plantation
- Established Dove Field & Food Plots
- Deep Well & Electric Service In Place
- Excellent Interior Road System & Drainage

DIRECTIONS:

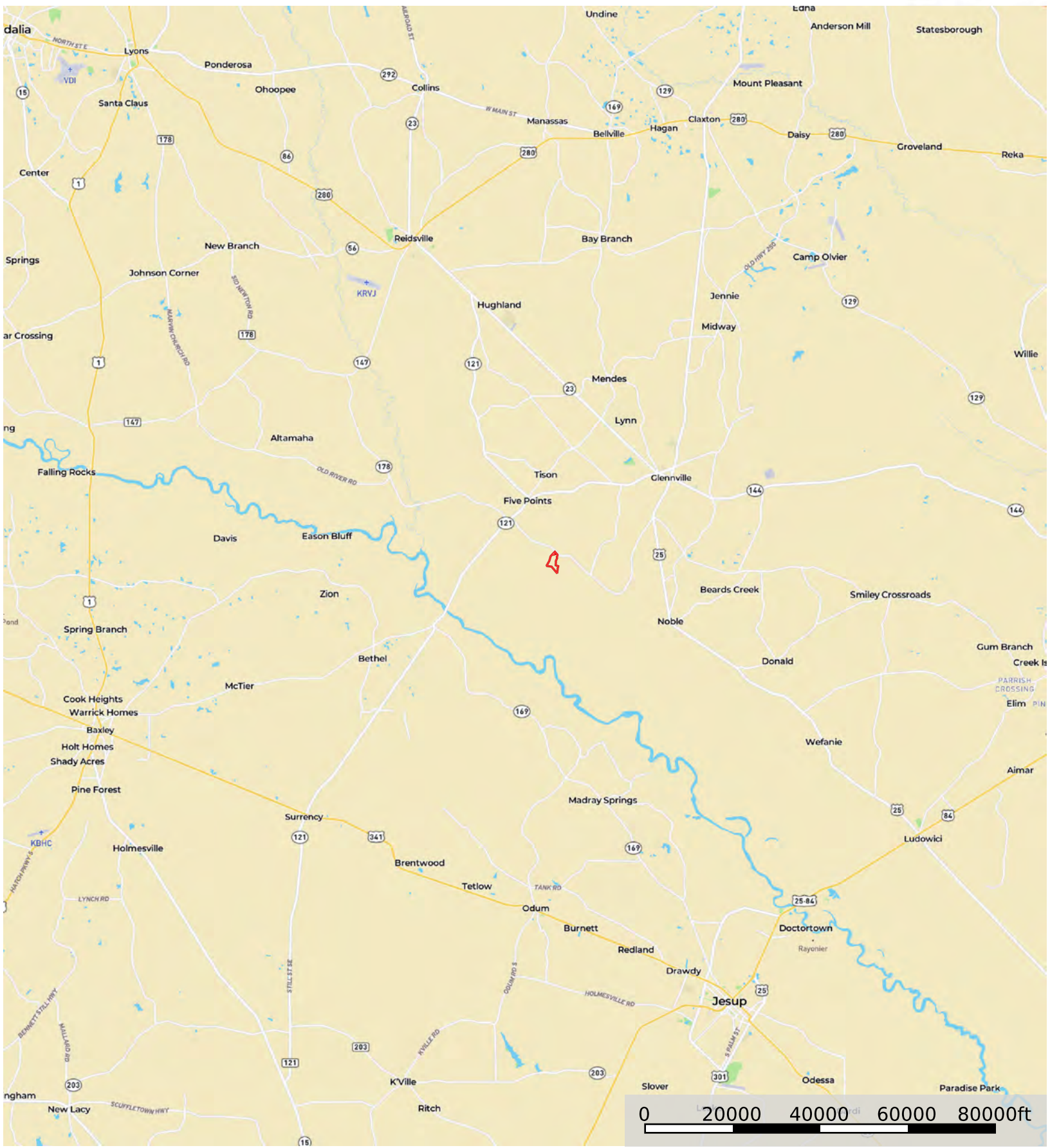
From Glennville, take Hwy 301 South to Baxter Durrence Road, turn right. Take Baxter Durrence Road for approximately 6.5 miles. Property will be on the left.

CONTACT

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Baxter Durrence Road 2
Tattnall County, Georgia, 141 AC +/-



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

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