



BAXTER DURRENCE ROAD 1

TATTNALL COUNTY, GA

36.18 +/- ACRES

\$220,000



PROPERTY DESCRIPTION

A pristine, blank slate awaits! This exceptional 36.18-acre tract boasts approximately 670 feet of frontage along Baxter Durrence Road. With a high percentage of desirable uplands and mature timber of various ages, this property offers tremendous flexibility. Electricity and high-speed internet are available, making it ideal for a custom homesite. Alternatively, embrace the raw beauty for excellent hunting grounds. This is a rare opportunity to develop exactly what you desire—schedule your visit today!

PROPERTY FEATURES:

- Mature Timber of Various Ages
- Limited Two-Path Interior Roads
- Paved Road Access from Baxter Durrence Road

DIRECTIONS:

From Glennville, take Hwy 301 South to Baxter Durrence Road, turn right. Take Baxter Durrence Road for approximately 7 miles. Property will be on the left.

CONTACT

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Baxter Durrence Road 1
Tattnall County, Georgia, 36.18 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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