

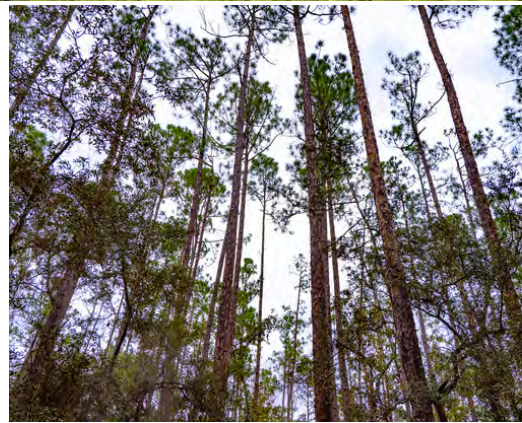


SATILLA RIVER

WARE COUNTY, GA

447 +/- ACRES

\$1,451,970



PROPERTY DESCRIPTION

The Satilla River offering is located in Ware County, approximately 16 miles northwest of Waycross, Georgia. This tract represents one of the most habitat-rich and biologically diverse properties available in this region of the state. The property features over 2.5 miles of pristine freshwater frontage along the Satilla River. The landscape is a balanced mix of upland pine plantations and bottomland hardwoods, with the river bottom supporting a variety of mast-producing oaks and other hardwood species that provide food, cover, and roosting habitat for abundant populations of turkey, deer, and waterfowl.

The free-flowing Satilla River offers exceptional fishing opportunities for bluegill, redbreast, largemouth bass, and crappie. Access is provided via Duncan Bridge Road, a county-maintained dirt road, which, together with the interior road system, ensures excellent accessibility throughout the property. Multiple established wildlife food plots and well-positioned shooting lanes are located across the tract.

This is a rare opportunity to own a high-quality recreational tract offering remarkable diversity, accessibility, and natural beauty.

PROPERTY FEATURES:

- Diverse Habitat
- Freshwater Fishing
- Private Rural Setting
- Satilla River Frontage

DIRECTIONS:

From Waycross, take Jane St (US-1 N/US-23 N/US-82/US-84) toward GA-4 N for 1.2 miles and continue on South Georgia Parkway for 15 miles. Turn right onto Duncan Bridge Road and travel for 1.2 miles. The property entrance is on the right.

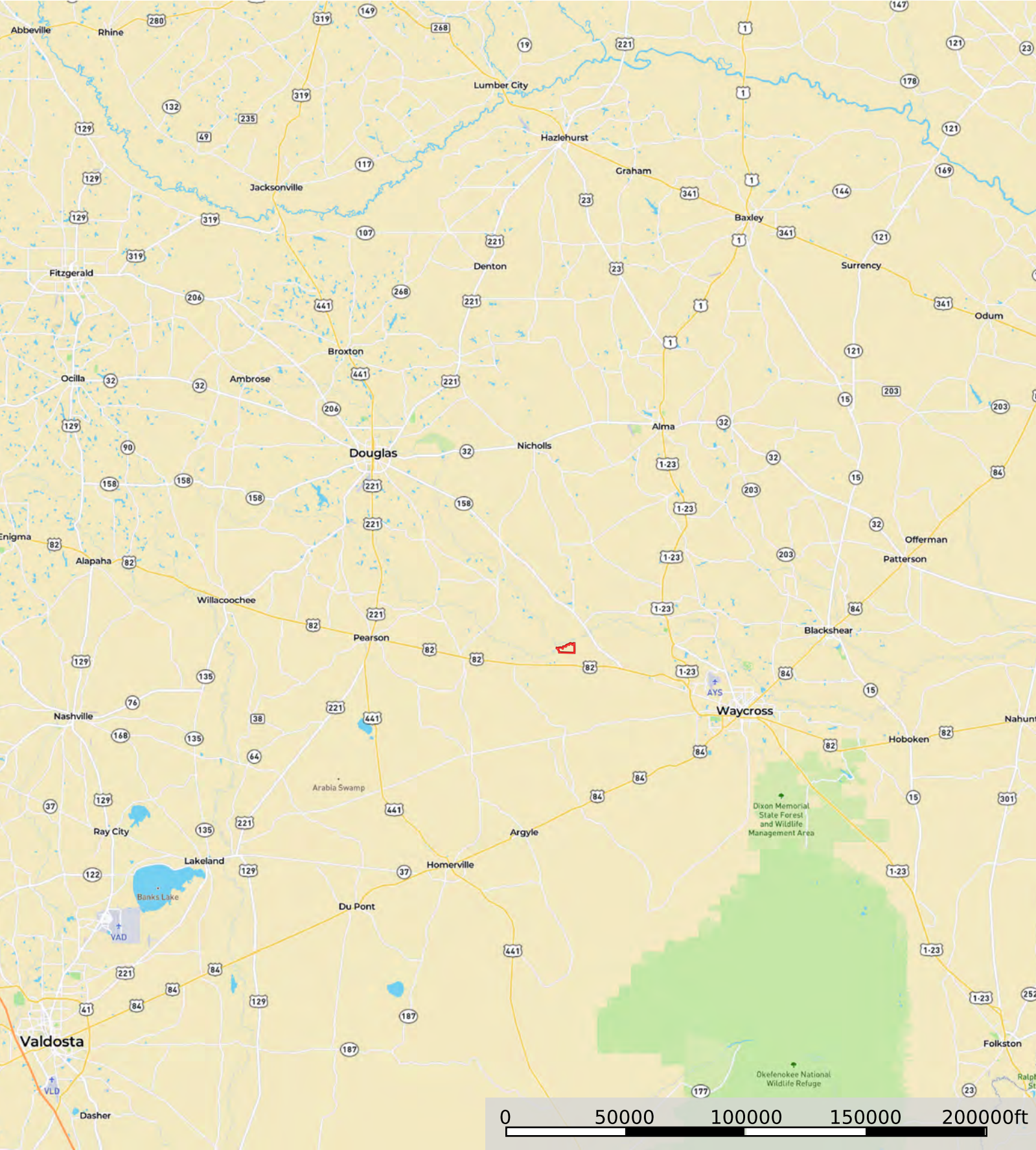
CONTACT

Todd Crosby, BIC, ALC

O: 843-782-5700

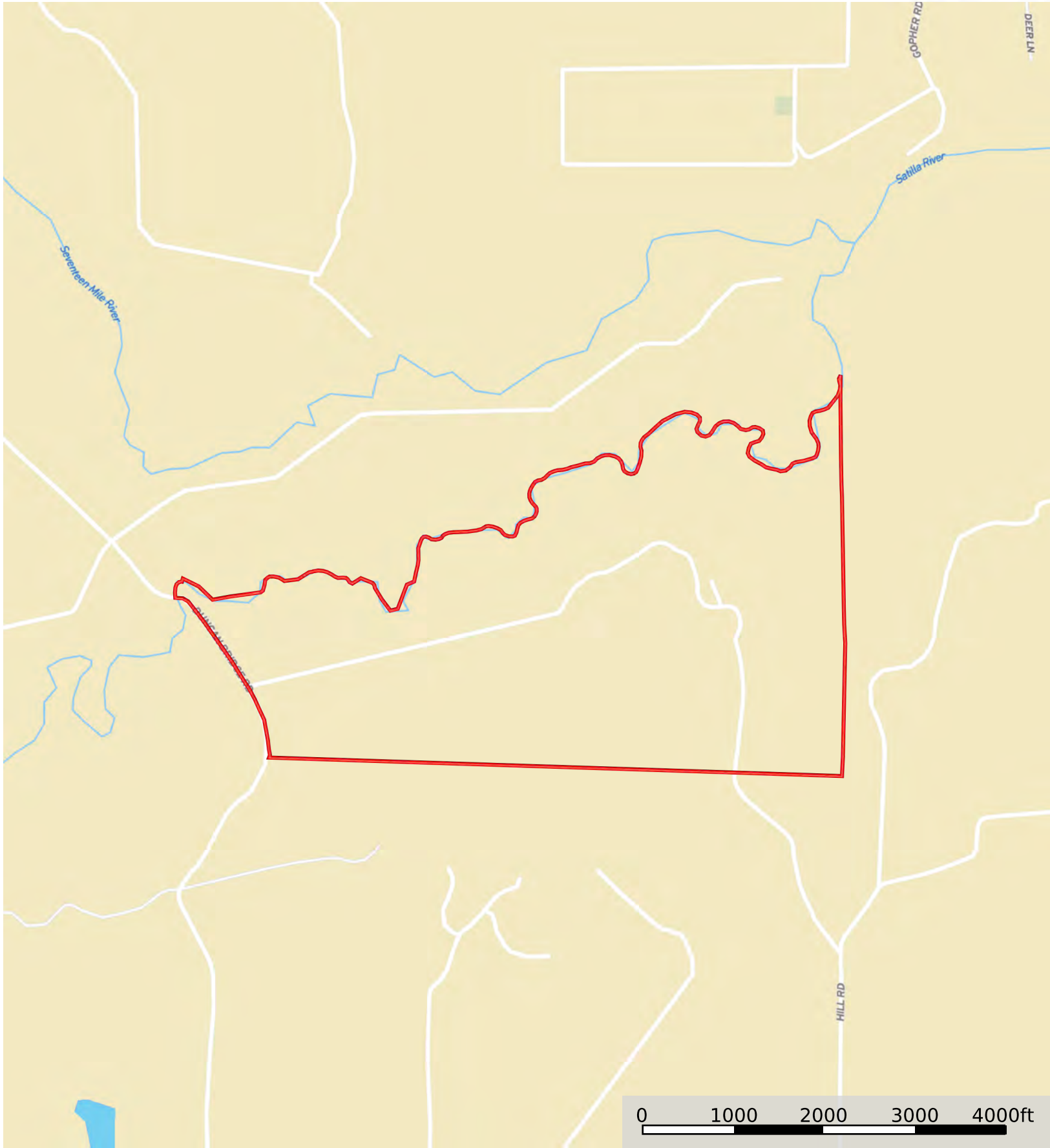
Email: toddrosby@rosbylandco.com

www.CrosbyLandCo.com



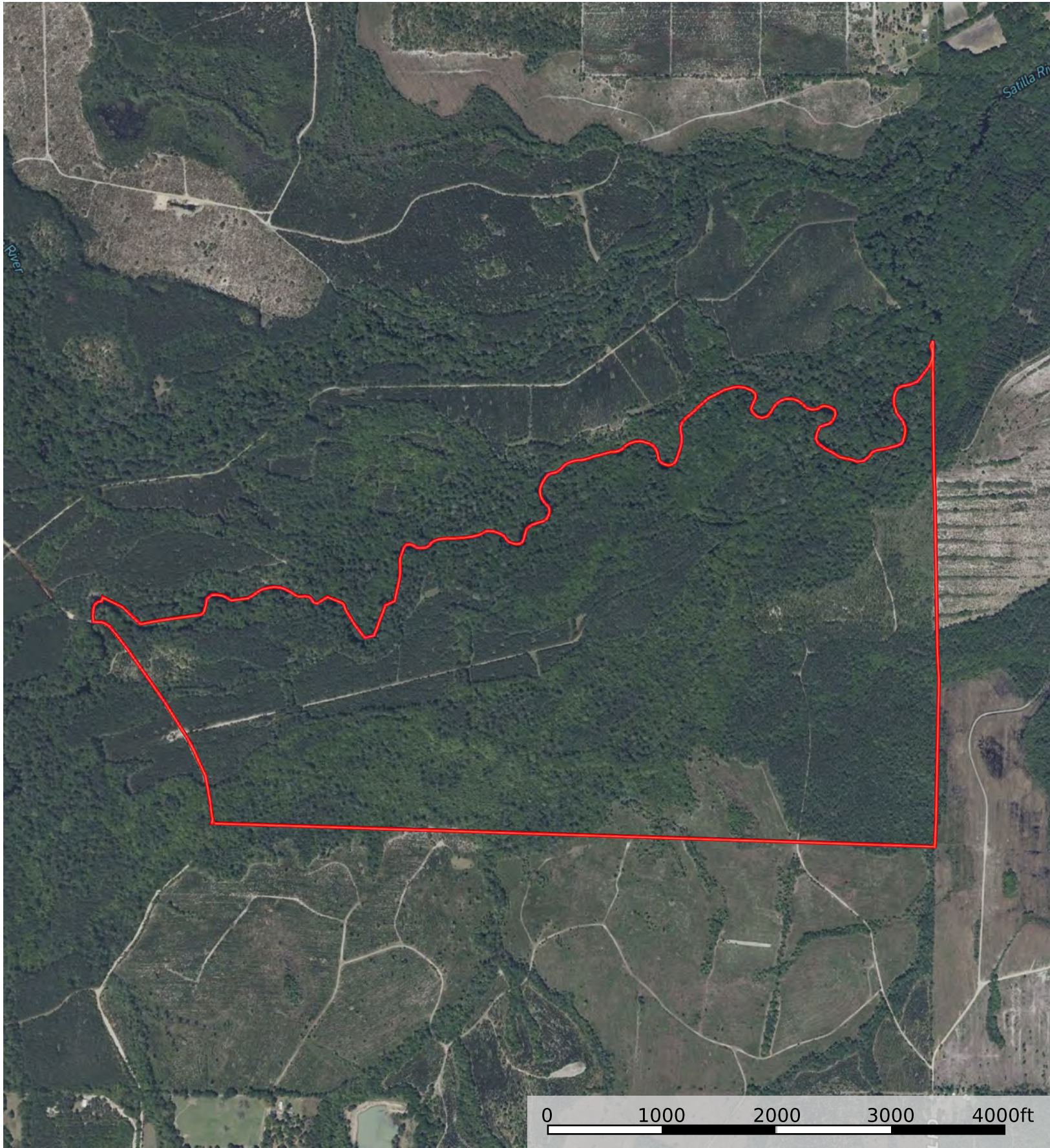
 Boundary

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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Todd Crosby
P: 8437825700 Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Land Sale Volume Summary

Resource Unit: Greater Georgia

Broker: Todd Crosby

Parcel: GA Ware 161078-1

Entity: Rayonier Forest Resources, LP

County: Ware

State: Georgia

LandClass: Solar-Moderate, Rural,
CoreTimberland

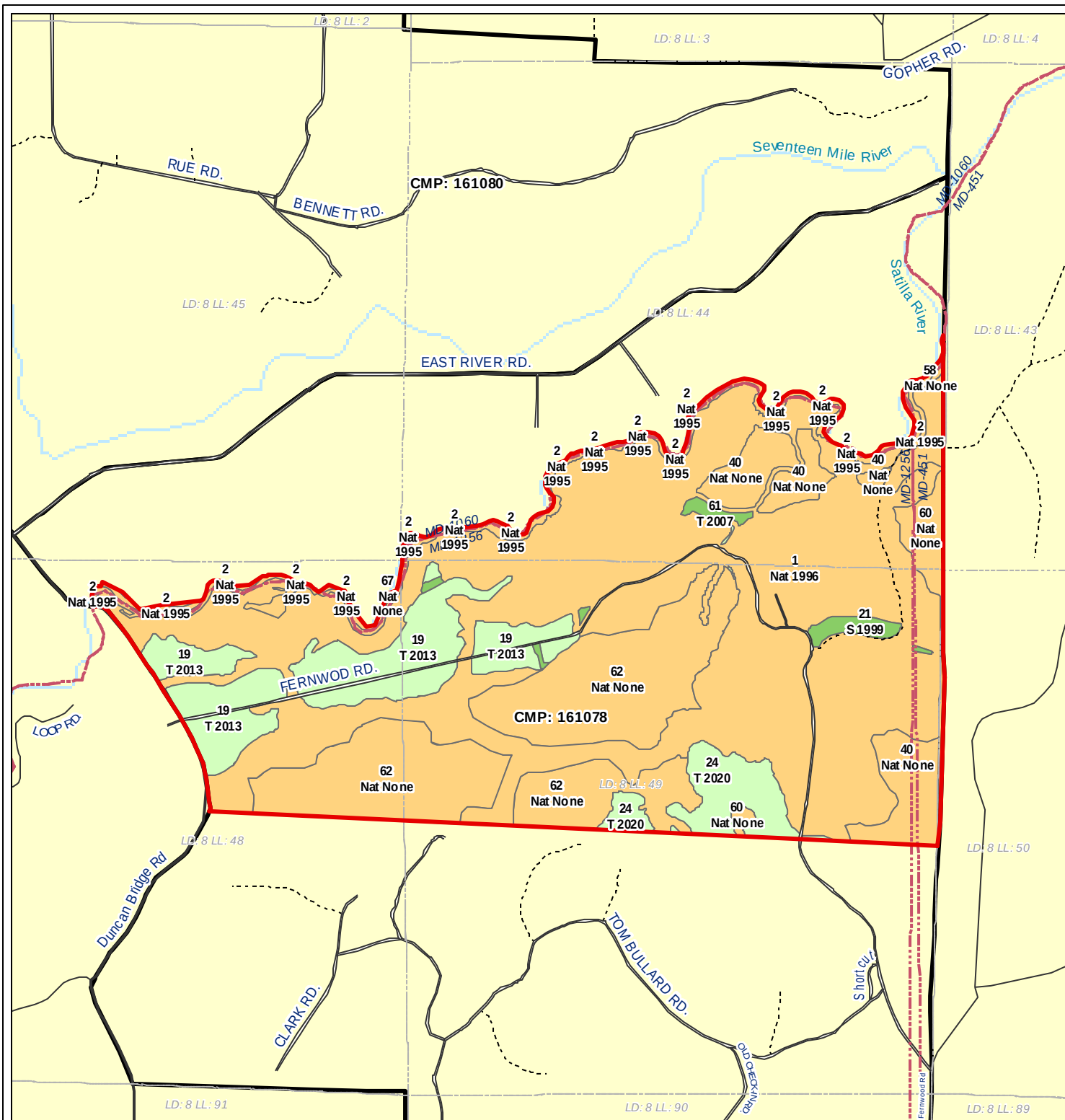
Acres: 446.8

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	14,396.6
	Grade	3,199.0
Pine : Natural Regeneration	Pulpwood	9,688.6
	Grade	11,688.4
Pine : Seeded	Pulpwood	7.0
	Grade	11.4
Pine : Softwood Plantation	Pulpwood	162.1
	Grade	124.1
		39,277.2

Data as of 9/18/2025

Premerchantable Timber		
Age	Year of Establishment	Acres
7	2021	15.5
14	2014	43.6
Total		59.2

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Merchantable Plantation	2.8	0.6 %
Premerchantable Plantation	59.2	13.2 %
Non-Plantable	364.9	81.7 %
Non-Forest - Roads, etc.	5.5	1.2 %
Unavailable RMZ/UMA	14.4	3.2 %
Total	446.8	



■ Sale Area

Plantation Stand Type

■ Pre Merch 0 - 14

■ Merch 15 +

Natural Stand Type

■ Natural Pine/Hardwood Bottomland

GA Ware 161078 - 1

09/16/2025

Ware County, GA

LSS Acres (+/-): 446.76

No warranty or guaranty, either expressed or implied, concerning the property depicted on this map is made by the seller. The information contained on this map is believed to be accurate, but is being furnished for informational purposes only and is not to be relied on by others and should be verified.

