



WOODYARD ROAD

BULLOCH COUNTY, GA

480.56 +/- ACRES

\$2,725,000



PROPERTY DESCRIPTION:

This expansive 480.56 +/- acre property, situated on Woodyard Road in highly desirable and fast-growing Bulloch County, offers a rare combination of income-producing agriculture, established timberland, and exceptional recreational opportunities.

Farming & Timber Income Potential Leased

Cultivated Fields: Approximately 115 acres are currently utilized for farming, featuring 5 cultivated fields presently planted in cotton. These fields are currently under a farming lease, providing immediate and reliable agricultural income potential.

Slash Pine Plantation: Around 215 acres are dedicated to a healthy, well-managed 10-year-old Slash Pine plantation, providing a significant, long-term timber investment.

Recreational Haven

Exceptional Hunting: A sportsman's paradise, the property boasts established food plots, plentiful wildlife, including trophy-worthy whitetail deer and wild turkey.

Extensive Road System: Enjoy easy access throughout the entire property via an extensive internal road system, perfect for ATVs, trucks, and maintaining food plots.

Home Sites: Multiple potential home sites are scattered throughout the acreage, offering privacy and scenic views to build your custom estate, cabin, or hunting lodge.

Location & Zoning Highlights

Location: Conveniently located approximately 0.4 miles from Mud Road and only 1.5 miles from US Highway 80, providing excellent access to Statesboro and surrounding areas.

Zoning & Conservation: Current zoning is AG-5 (Agricultural). The property was recently enrolled in a Conservation Use Valuation Assessment (CUVA) in 2023, offering favorable property tax implications for the new owner.

This is a prime opportunity to acquire a substantial tract of land that balances cash flow potential with premium recreational use in a strategic growth corridor.

PROPERTY FEATURES:

- Abundant Wildlife
- 10 Year Old Slash Pine Plantation
- Desirable Southeast Bulloch School District
- Extensive Internal Road System, Established Food Plots
- 115 +/- Acres Cultivated Farmland (Currently Under Lease)

DIRECTIONS:

From Brooklet, take US Highway 80 East for approximately 6 miles to Woodyard Road. Turn right on Woodyard Road. Take Woodyard Road for 1 mile, property will be on both sides of the road.

CONTACT

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CROSBY
 LAND COMPANY

A map of the Savannah, Georgia area and surrounding regions. Major highways are shown in orange, including I-95, I-16, I-80, and US-25. Cities and towns labeled include Savannah, Pooler, Statesboro, Sylvania, Newington, and many others. A red outline highlights a specific location near Statesboro, Georgia. The map also shows water bodies like the Savannah River and various airports marked with blue stars and codes (e.g., KJYL, TBR, SAV, SVN). A scale bar at the bottom right indicates distances in feet (0, 40,000, 80,000).



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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Boundary

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