



ELLABELL RETREAT

BRYAN COUNTY, GA

187.32 +/- ACRES

\$850,000



PROPERTY DESCRIPTION

PREMIER 187.32 +/- ACRE HUNTING & TIMBER TRACT - Strategically Located near Savannah & Hyundai Megasite

Location: Porterfield Road, Ellabell, GA (Bryan County) - Conveniently situated between Ellabell and Black Creek.

A magnificent and professionally managed tract offering a rare combination of income-producing timber, turnkey recreational amenities, and unbeatable proximity to major economic growth in Bryan County.

Key Highlights & Investment Value

- **Size:** 187.32 +/- Acres of high-quality hunting and timberland.
- **Income & Asset:** Diversified and valuable timber stands:
 - Approximately 48 acres of mature pine timber (40+ years old), ready for immediate or near-term harvest.
 - An additional 75 acres of a vigorously growing 4-year-old planted pine plantation.
- **Strategic Growth:** Less than 10 miles from the massive Hyundai Megasite and the I-16 corridor, positioning the property for long-term appreciation.
- **Access:** Excellent frontage on both Malden Branch Road & Porterfield Road.

Turnkey Recreational Paradise

- **Boundary:** Property borders the Fort Stewart Army Base, ensuring a stable and extensive natural boundary.
- **Hunting Ready:** Features a newly created and established dove field, plus multiple professionally planted food plots strategically located to attract deer, turkey, and other wildlife.
- **Internal Access:** An extensive network of internal roads and numerous ATV trails provides full, easy access to all corners of the property for hunting, riding, and timber management.
- **Water Access:** Less than 5 miles from Morgan's Bridge Landing on the Ogeechee River.

Ideal Location & Amenities

- **Home Sites:** Several ideal home sites are available for a private estate or cabin, surrounded by managed forest.
- **Savannah Proximity:** Only a 20-minute drive to Savannah via GA Hwy 204 & Porterfield Road.
- **Local Amenities:** Just 5.5 miles from the Black Creek Golf Course.

This property is a truly unique opportunity to own a well-managed, income-producing, and highly accessible recreational tract. It offers several locations for your dream home and up to three additional outbuildings, such as a barn or workshop. This property is protected by a restrictive covenant that prohibits any subdivision. Imagine owning 187 contiguous acres, your dream home with outbuildings in the heart of Bryan County's booming economy.

PROPERTY FEATURES:

- Excellent Hunting
- 5.5 Miles To Black Creek Golf Course
- Multiple Planted Food Plots To Attract Wildlife
- Frontage On Malden Branch & Porterfield Road
- Internal Road System With Numerous ATV Trails
- Less Than 10 Miles To Hyundai Megasite And I-16 Corridor
- 20 Minutes From Savannah Off Ga Hwy 204 & Porterfield Road
- Newly Created Dove Field Adjacent To One Of Several Ideal Home Sites
- Less Than 5 Miles From Morgan's Bridge Landing And The Ogeechee River
- Approximately 48 Acres Of Mature 40+ Year Old Timber Plus An Additional 75 Acres Of 4 Year Old Pine Plantation

DIRECTIONS:

From Savannah: take GA Highway 204 West to Pine Barren Loop. Turn left on Pine Barren Loop. Follow Pine Barren Loop to Pine Barren Road. Take Pine Barren Road to Porterfield Road. Turn right on Porterfield Road. Property entrance will be approximately 0.6 miles on the left.

From Pembroke: take US Hwy 280 East to GA Highway 204 East. Turn right on Ellabell Loop Road. Follow Ellabell Loop Road to Indian Trail Road and turn right. Follow Indian Trail Road to Porterfield Road and turn left. Take Porterfield Road for approximately 1.5 miles. Property entrance will be on your right.

CONTACT

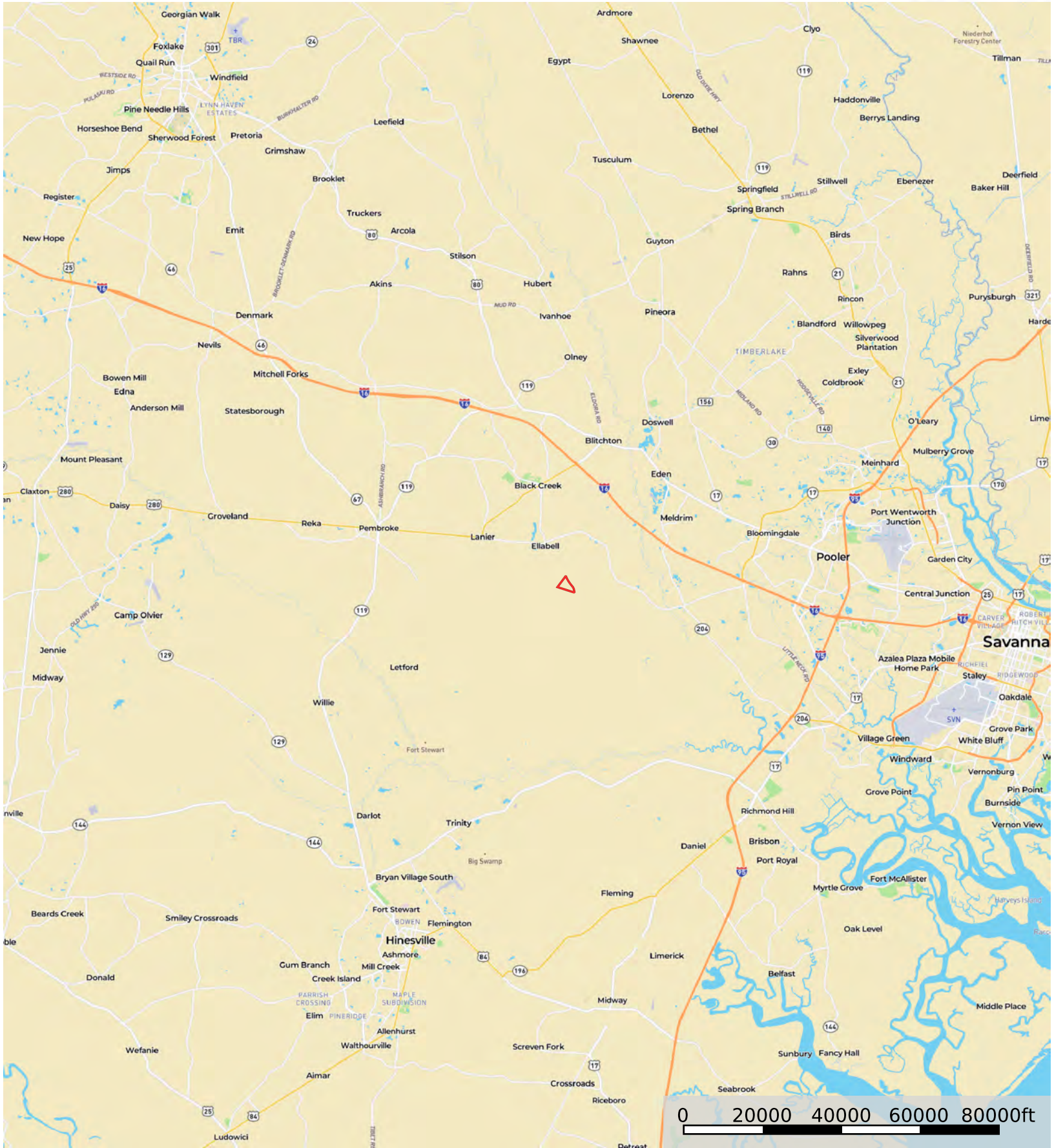
Reagan Odom

C: 912-614-0928

Email: reaganodom@crosbylandco.com

www.CrosbyLandCo.com

Ellabell Retreat
Bryan County, Georgia, 187.32 AC +/-



Boundary

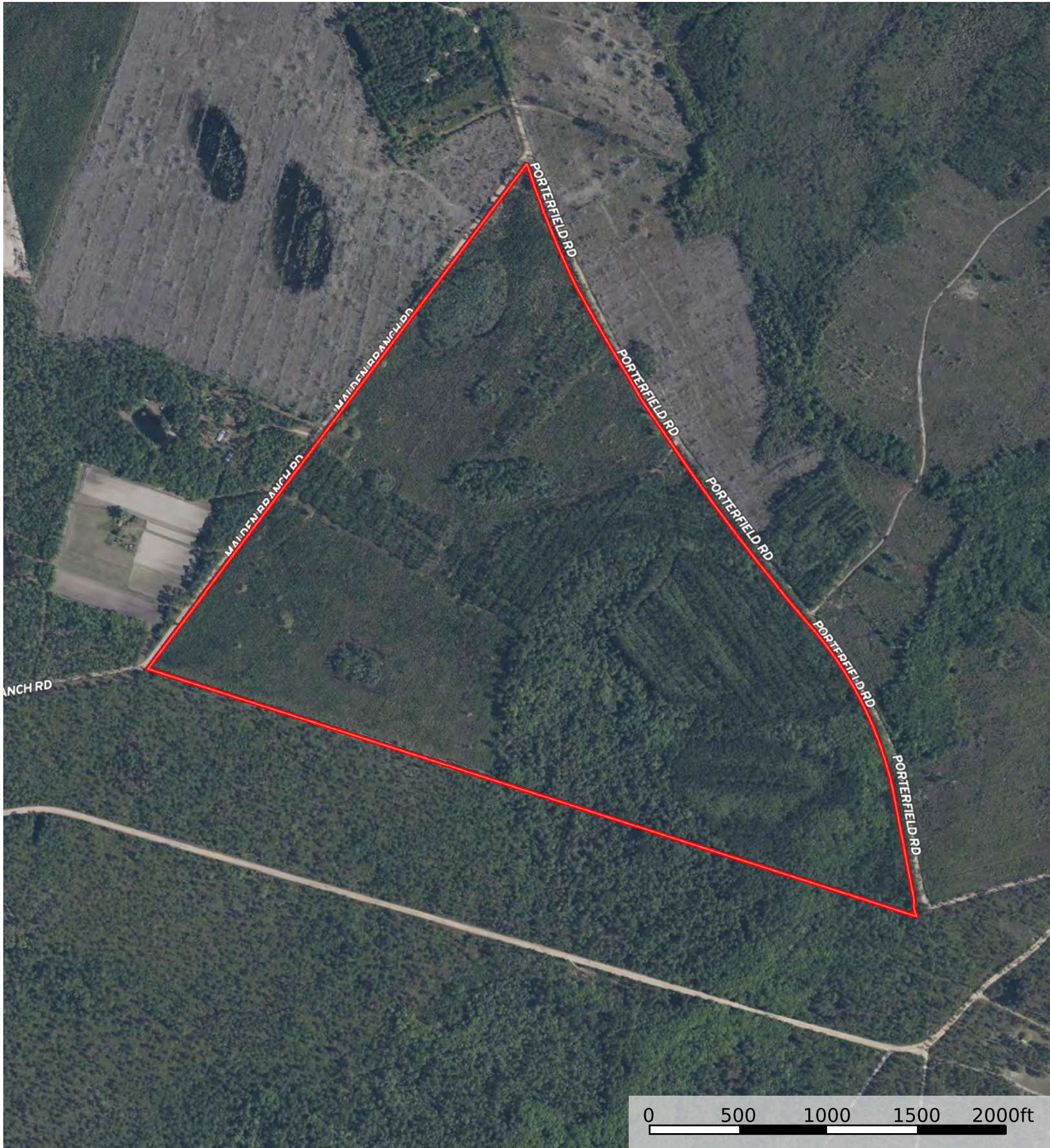
Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes 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.

Ellabell Retreat
Bryan County, Georgia, 187.32 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.



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.