

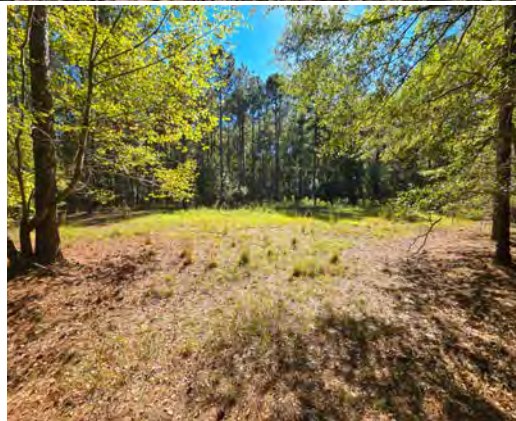
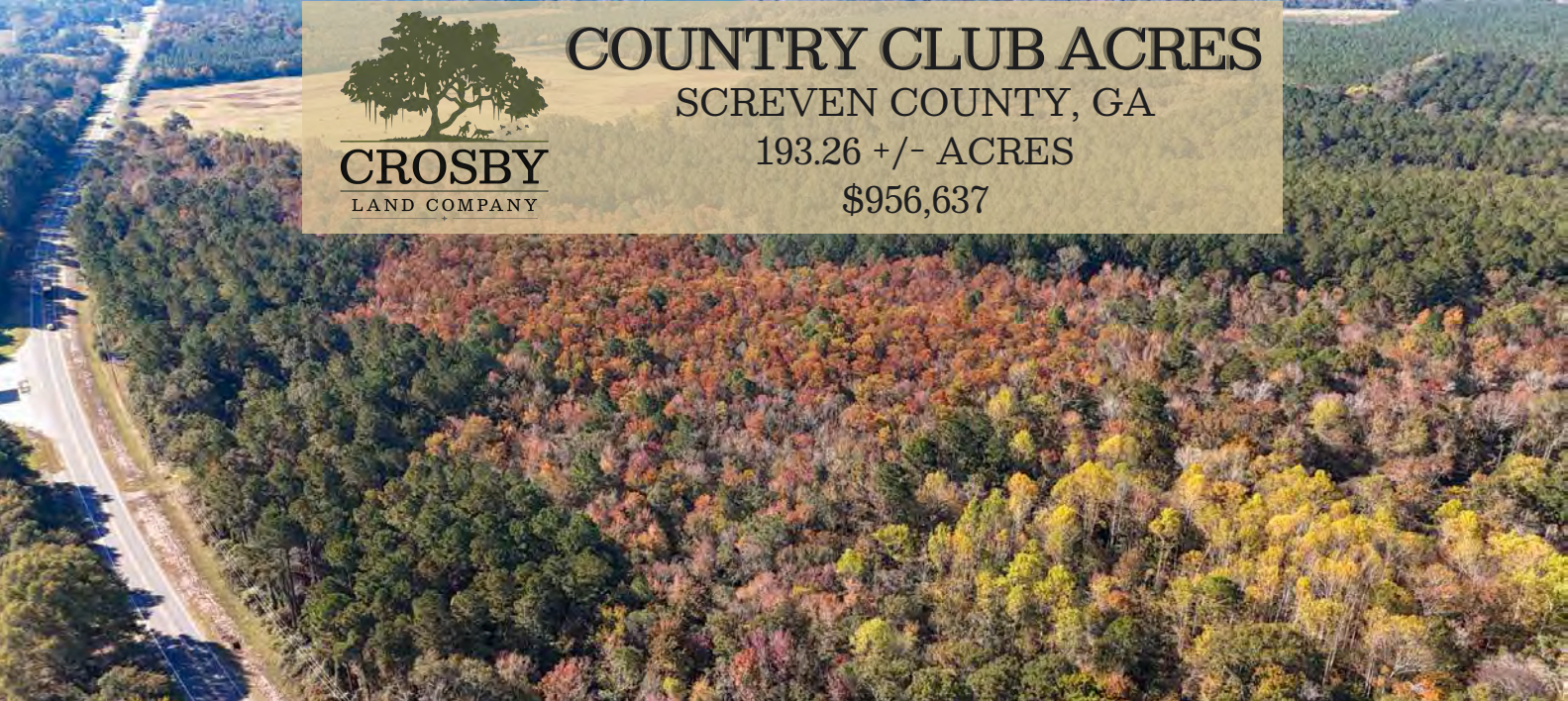


COUNTRY CLUB ACRES

SCREVEN COUNTY, GA

193.26 +/- ACRES

\$956,637



PROPERTY DESCRIPTION

Discover 193 acres of stunning, mature timberland located just 2 miles from town and directly across the road from the beautiful Briar Creek Country Club. This exceptional property offers the perfect blend of privacy, convenience, and investment potential. With large stands of merchantable timber, gently rolling terrain, and abundant wildlife, this land is ideal for hunting, hiking, ATV riding, and other outdoor recreation. Its excellent paved road frontage also makes it highly divisible, offering multiple potential homesites or development opportunities for the savvy investor.

Whether you're looking for a private retreat, a recreational haven, or a long-term investment with strong natural and location-based value, this property has it all.

PROPERTY FEATURES:

- Established Wildlife Food Plots
- Road Frontage on Two Paved Roads
- Directly Across From Briar Creek Country Club
- Mature Stands of Merchantable Hardwood & Pine
- Great Internal Road Network for Easy Exploration
- Excellent Habitat for Deer, Turkey, & Other Wildlife
- Dividable Acreage with Multiple Potential Building Sites
- Only 2 Miles From Town For Quick Access to Shopping & Dining

DIRECTIONS:

From Sylvania, take Ga Hwy 301 North approximately 2 miles to Country Club Rd. Turn left onto Country Club Rd and the property starts on the left after 350 ft.

CONTACT

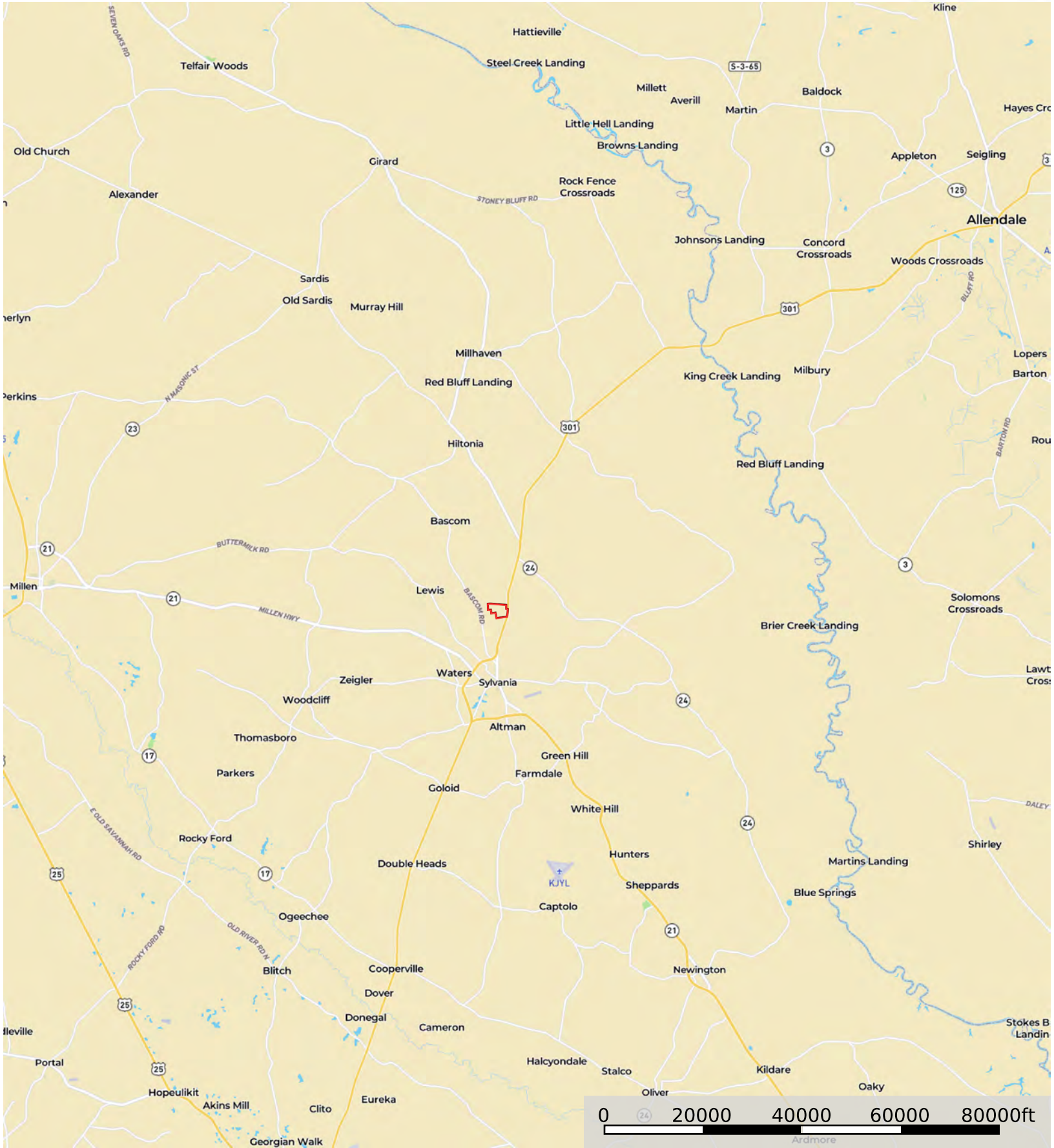
Matthew Bland

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www.CrosbyLandCo.com

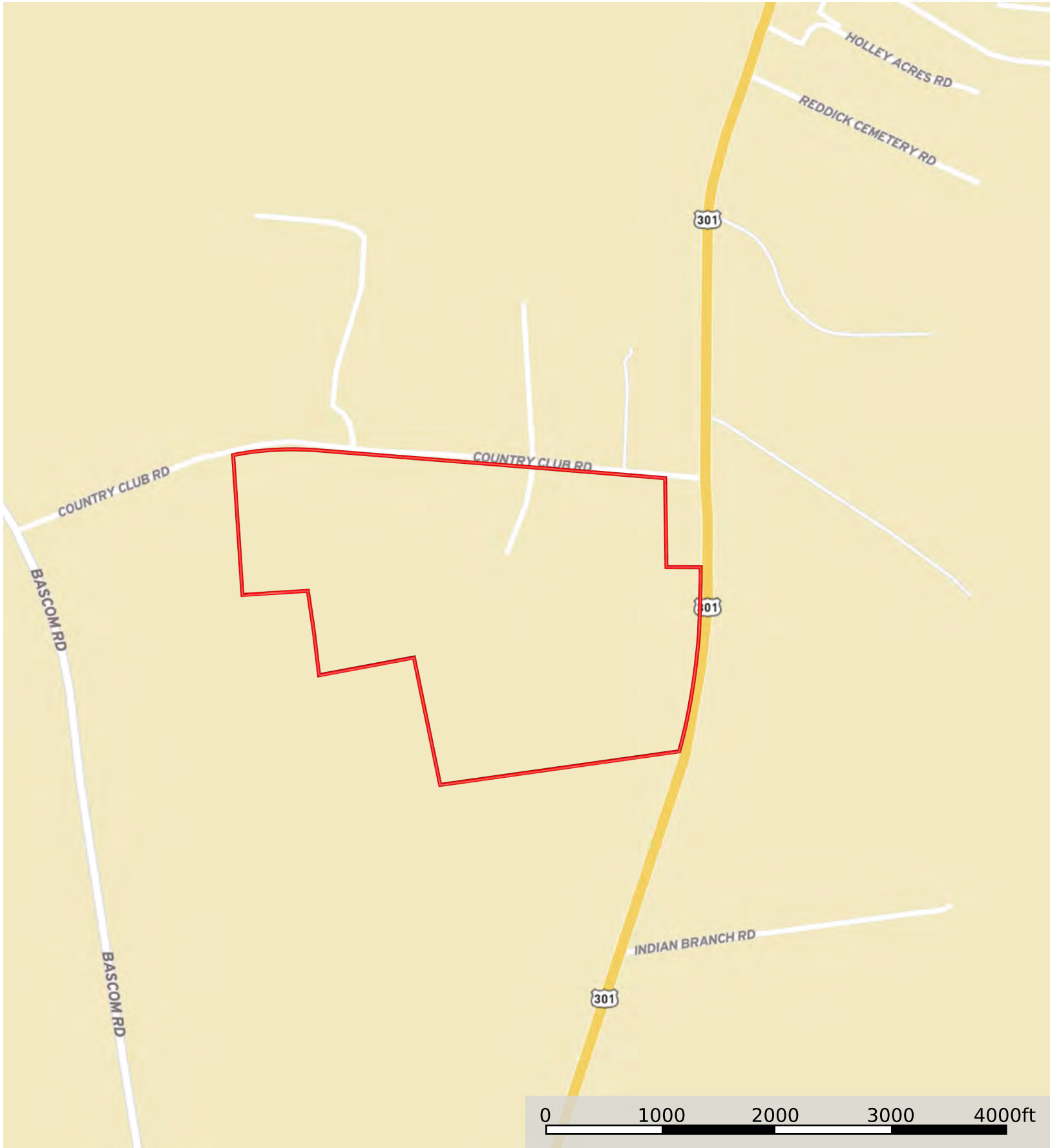
Country Club Acres
Screven County, Georgia, 193.26 AC +/-



Boundary

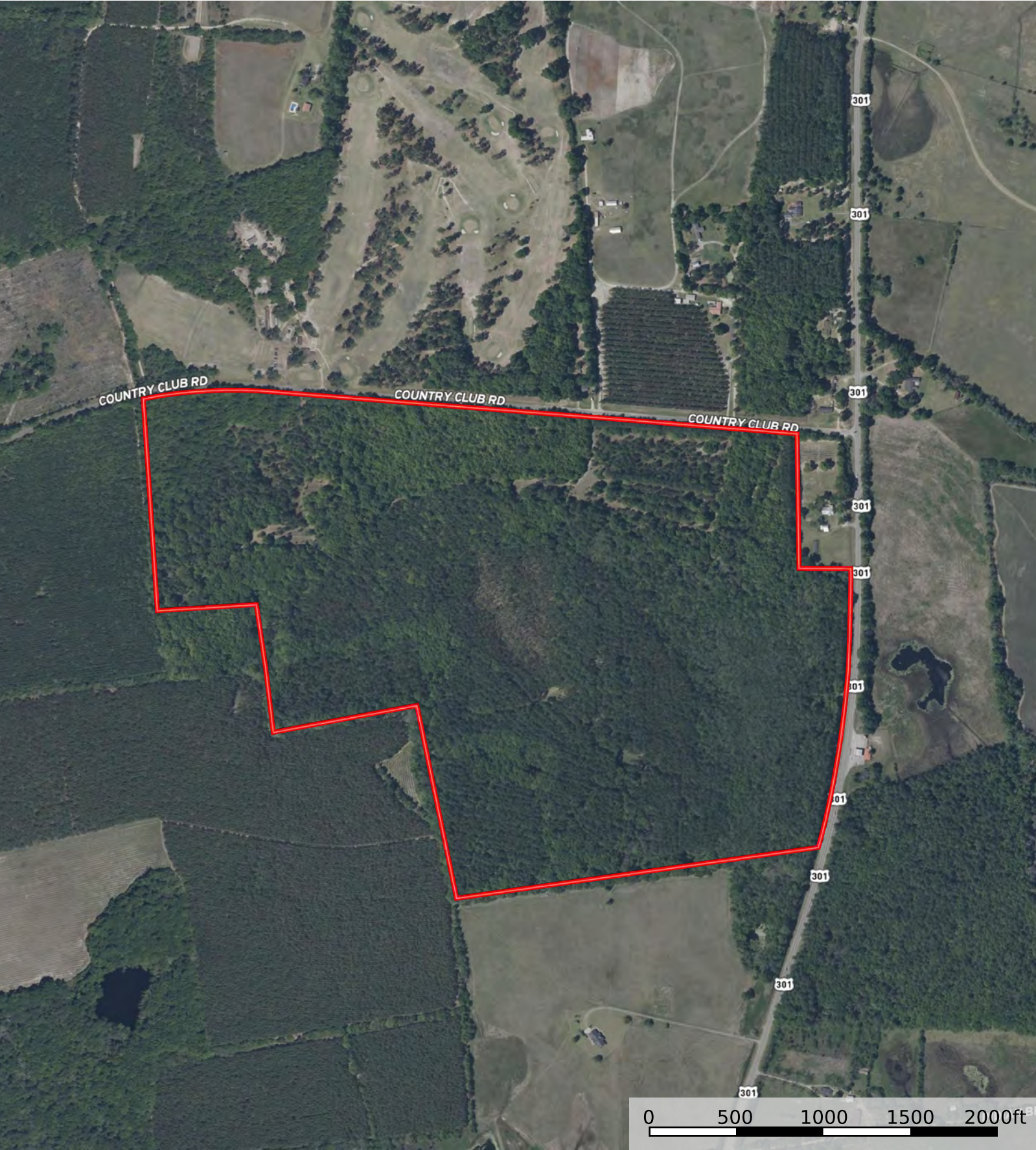
Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes 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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Screven County, Georgia, 193.26 AC +/-



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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.

BLAND TRACT
SCREVEN CO GA
1" = 8 CHAINS
2-11-22

BRIER CREEK COUNTRY CLUB

