

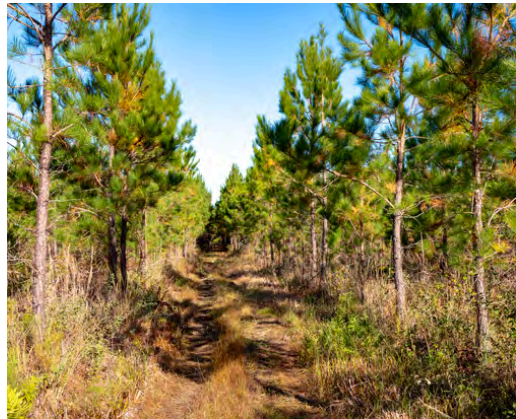


OLD SHOP ROAD

WARE COUNTY, GA

182 +/- ACRES

\$499,565



PROPERTY DESCRIPTION

Old Shop Road is located just south of the town of Waycross, Georgia. The property has been intensively managed for the past 40 years and features 2018 loblolly pine plantations alongside naturally forested bottomlands dating back to 1963. With over 2,400 feet of county-maintained frontage along Old Shop Road and two established entry points, the tract offers excellent accessibility.

The southern portion of the property, known as Duboise Bay, contains pristine natural wetlands recognized for their rich diversity of flora and fauna. This property is ideally suited for outdoor enthusiasts, offering opportunities for hunting, bird watching, trail riding, or simply enjoying a peaceful weekend retreat.

PROPERTY FEATURES:

- Planted Loblolly
- Richly Diverse Habitat
- County Road Frontage
- Revenue-Producing Property

DIRECTIONS:

From Waycross take GA-38 to Haines Avenue then take a slight right onto Brunel Street. Travel for .5 miles then take a right onto W Washington Avenue and continue onto Kentucky Avenue. Travel .9 miles down South Avenue then turn left onto Old Shop Road. In .5 miles the property will be on the left.

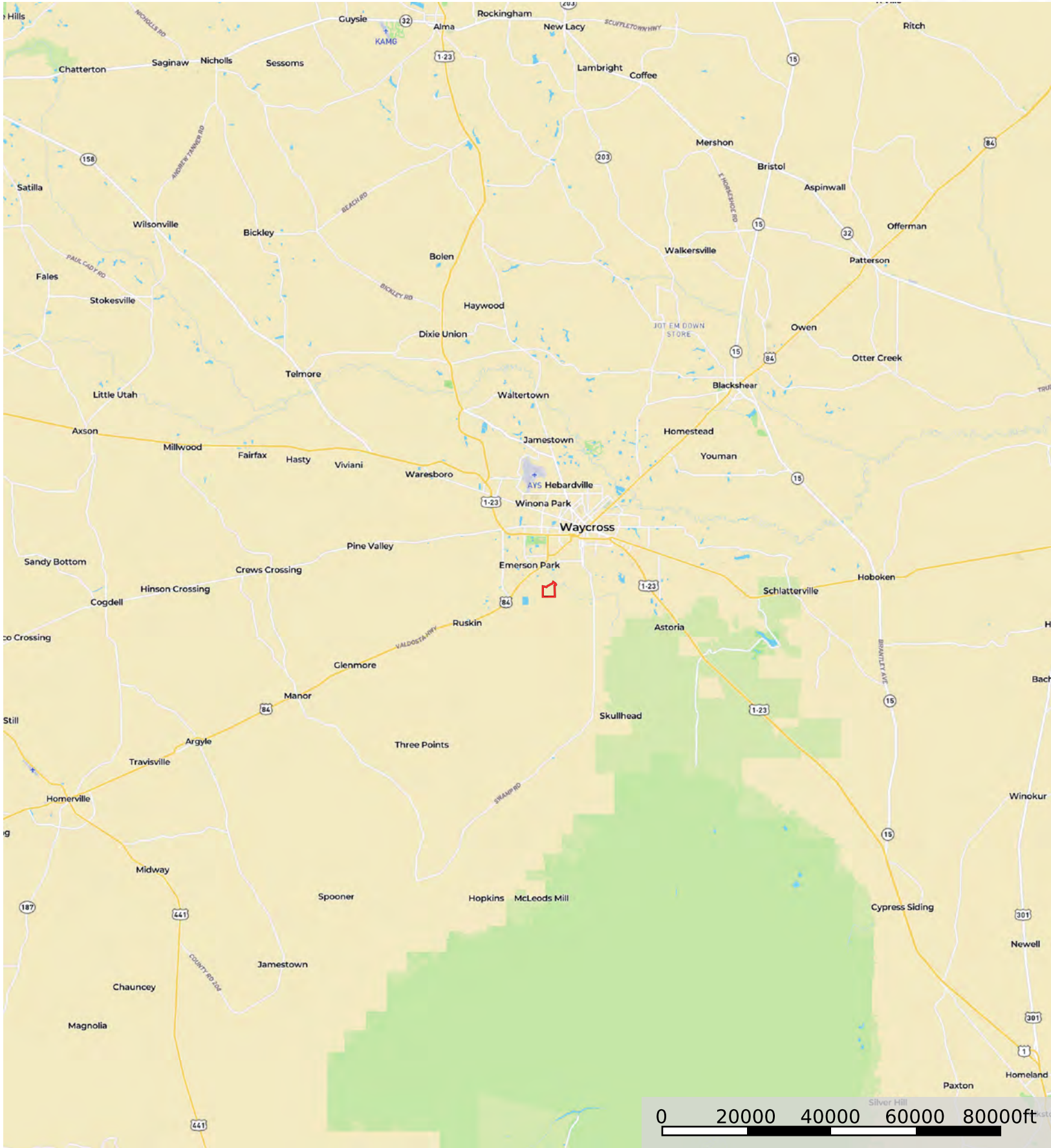
CONTACT

Todd Crosby, BIC, ALC

O: 843-782-5700

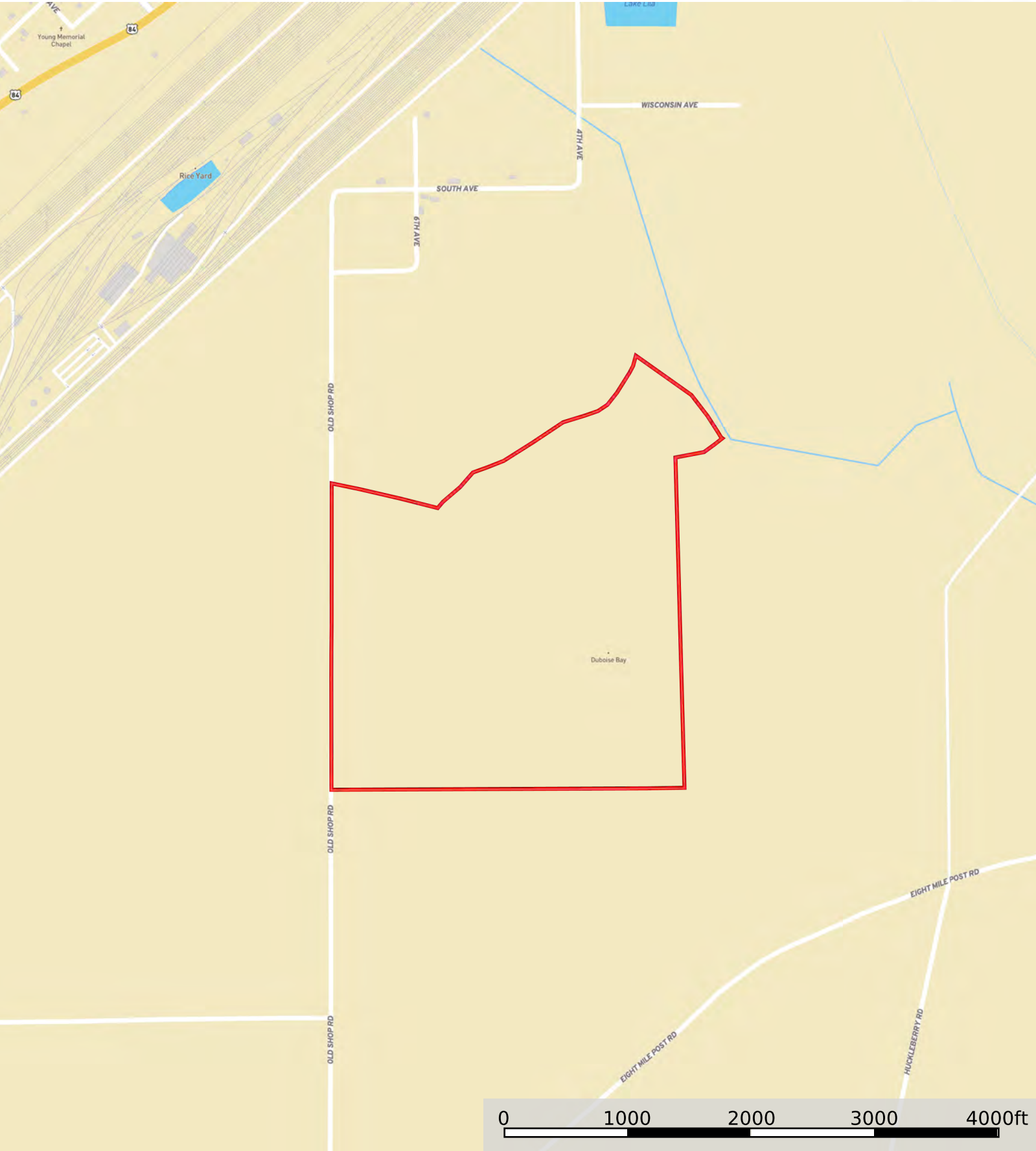
Email: todd Crosby@crosbylandco.com

www.CrosbyLandCo.com



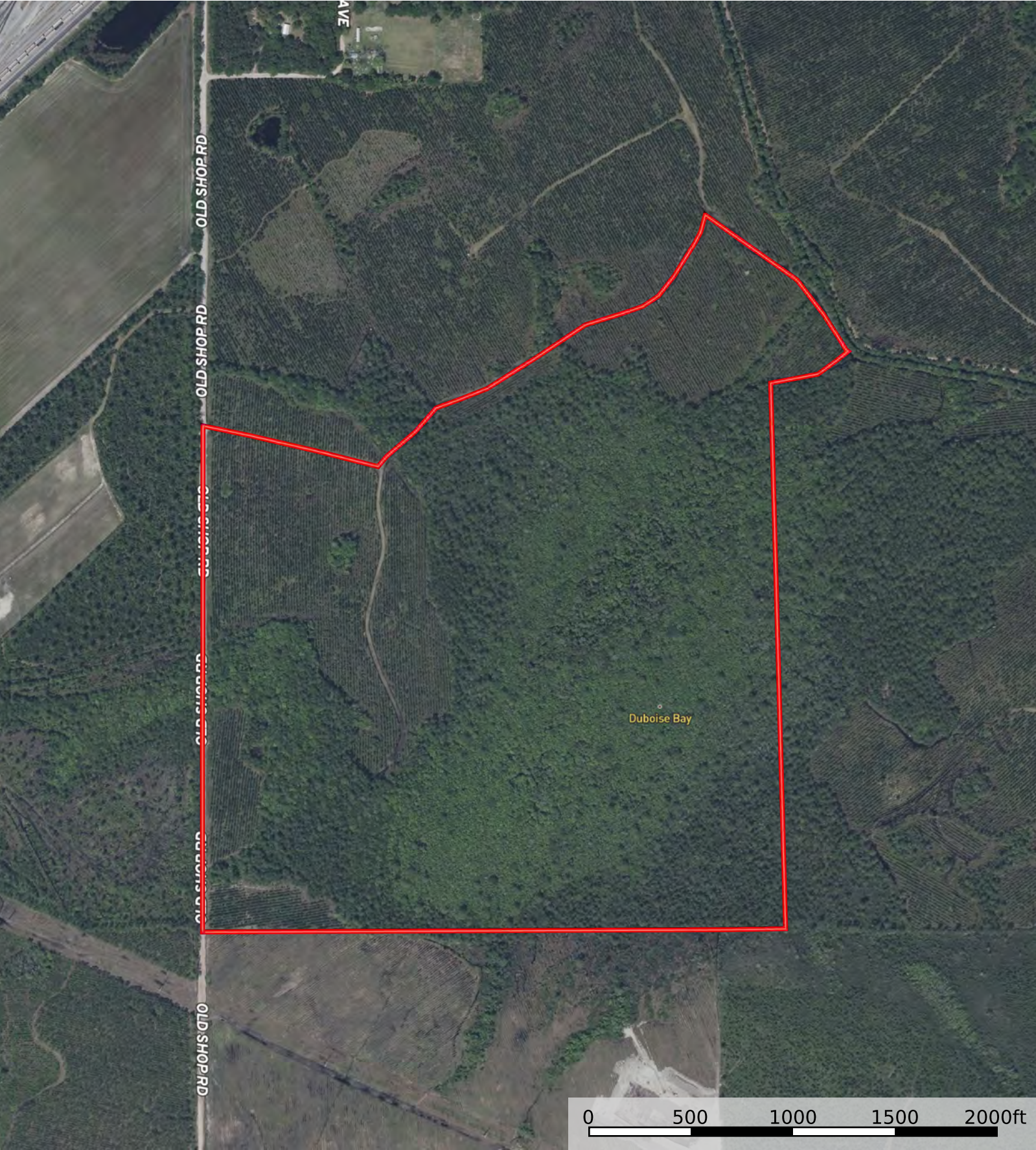
 Boundary

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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Land Sale Volume Summary

Resource Unit: Greater Georgia

County: Ware

Broker: Todd Crosby

State: Georgia

Parcel: GA Ware 164137-1

LandClass: Solar-High,
CoreTimberland

Entity: Rayonier Forest Resources, LP

Acres: 181.7

Data as of 9/12/2025

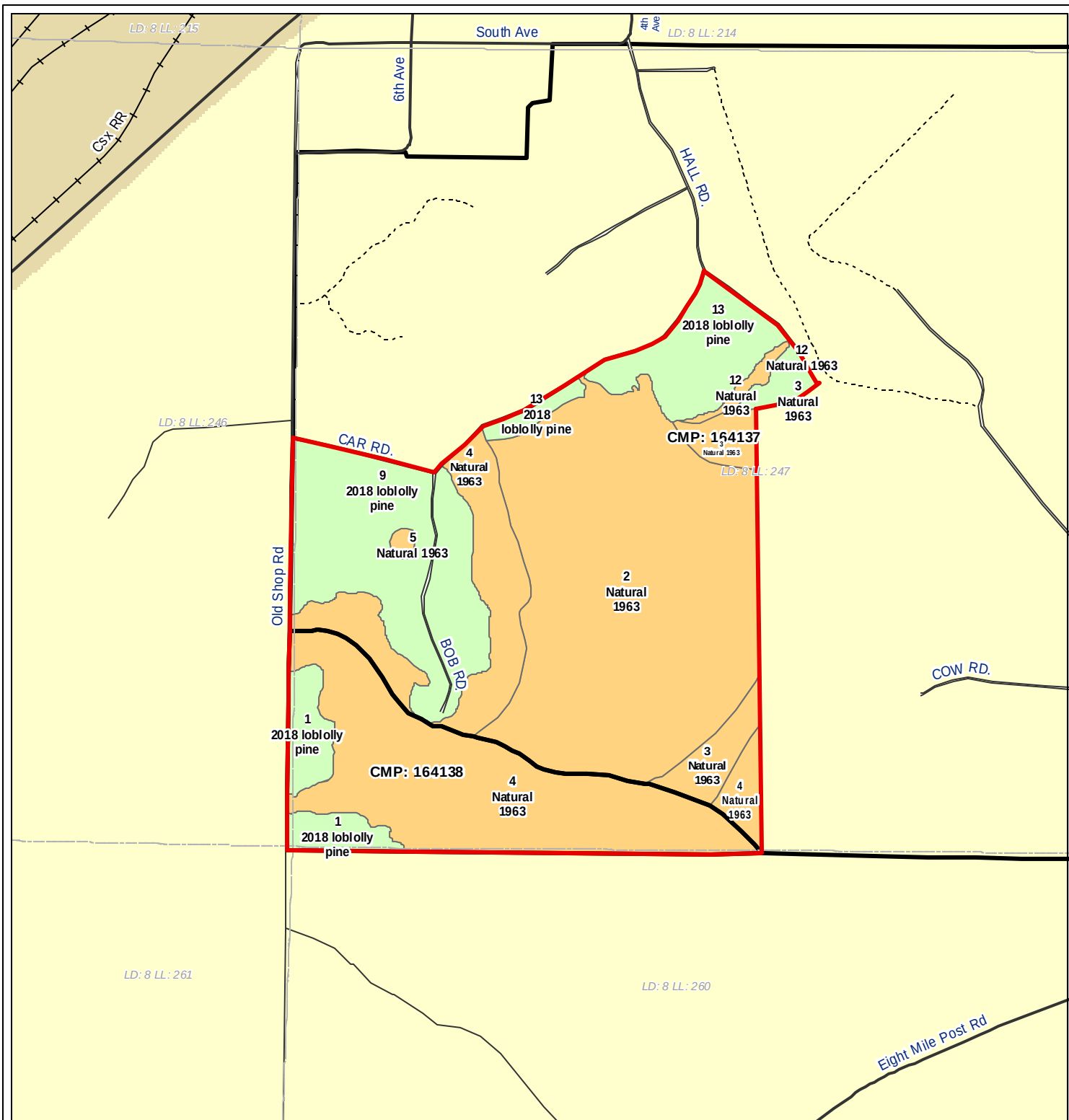
Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	8,454.6
	Grade	1,102.9
Pine : Natural Regeneration	Pulpwood	821.6
	Grade	948.2
		11,327.3

Premerchutable Timber		
Age	Year of Establishment	Acres
10	2018	47.4
Total		47.4

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Premerchutable Plantation	47.4	26.1 %
Non-Plantable	131.3	72.3 %
Non-Forest - Roads, etc.	3.0	1.6 %
Total	181.7	

No warranty or guaranty, either express or implied, concerning this data is made by Rayonier Inc. or its subsidiaries. The information contained herein is believed to be accurate, but is being furnished for information purposes only, is not to be relied upon and should be verified. Activities, including harvests, may have taken place after the date of issue.





■ Sale Area

Plantation Stand Type

■ Pre Merch 0 - 14

Natural Stand Type

■ Natural Pine/Hardwood Bottomland

GA Ware 164137 - 1

09/11/2025

Ware County, GA

LSS Acres (+/-): 181.66

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