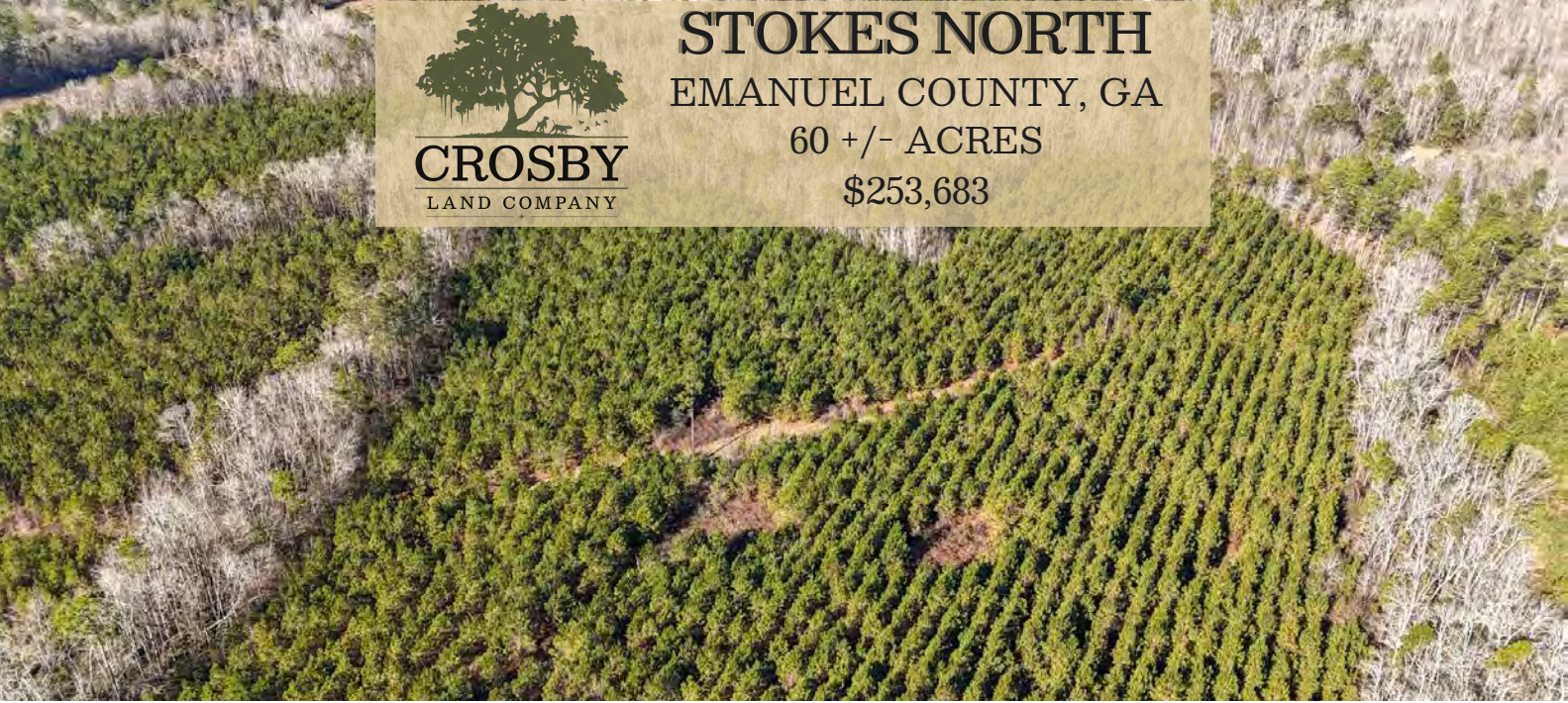




STOKES NORTH
EMANUEL COUNTY, GA
60 +/- ACRES
\$253,683



PROPERTY DESCRIPTION

Nestled on the border of Emanuel County and Candler County, this 60 +/- acre tract offers an affordable blend of investment potential, recreational value, and homestead possibilities. Located conveniently between Swainsboro and Metter, GA, this property provides easy access to town while still offering the peace and privacy of the countryside.

The land features approximately 43 +/- acres of well-managed, 9-year-old planted pines, presenting a solid opportunity for future timber income. The remaining acreage is comprised of beautiful hardwood bottoms, adding diversity to the landscape and offering excellent habitat for wildlife including deer, turkey, and ducks.

Whether you're looking for a recreational retreat, a long-term timber investment, or a place to build your forever home, this tract has the versatility to meet your needs. Abundant deer and turkey signs make it ideal for hunting, while the varied terrain and timber types offer both beauty and function.

PROPERTY FEATURES:

- Excellent Wildlife Habitat
- 43+/- Acres of Planted Pines
- County-Maintained Dirt Road Frontage on One Side
- Mixed Hardwood Bottoms Throughout the Property & Along Mill Creek

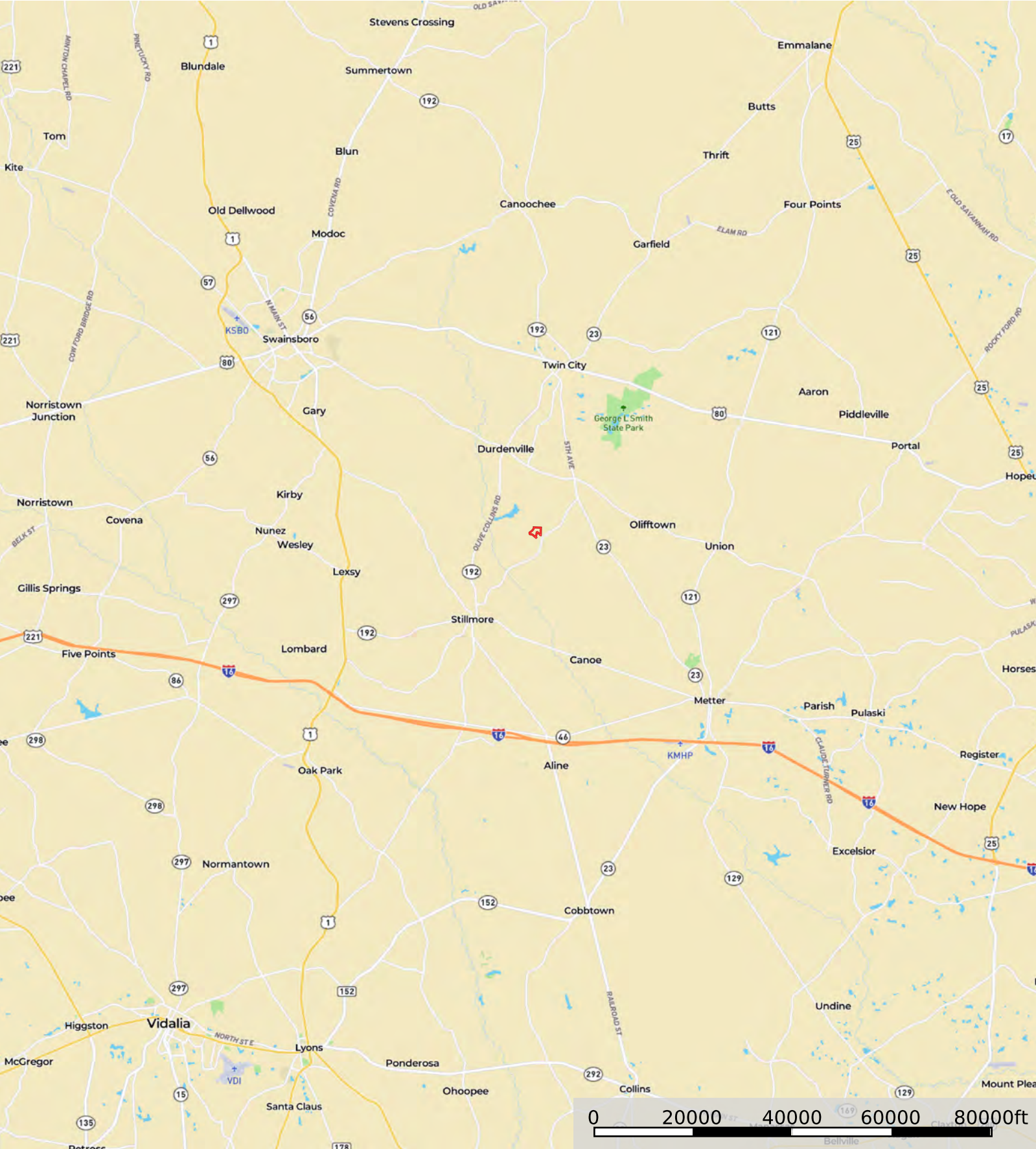
DIRECTIONS:

From Swainsboro: Take Lambs Bridge Rd 11.3 miles southeast. Turn right onto GA-23 S for .8 miles. Turn right onto Cowart Pond Rd for .8 miles. Continue straight onto Canady Bridge Rd for 1.6 miles. Turn right onto Scarboro Church Rd. The property will be located just past the solar field on the right.

CONTACT

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www.CrosbyLandCo.com



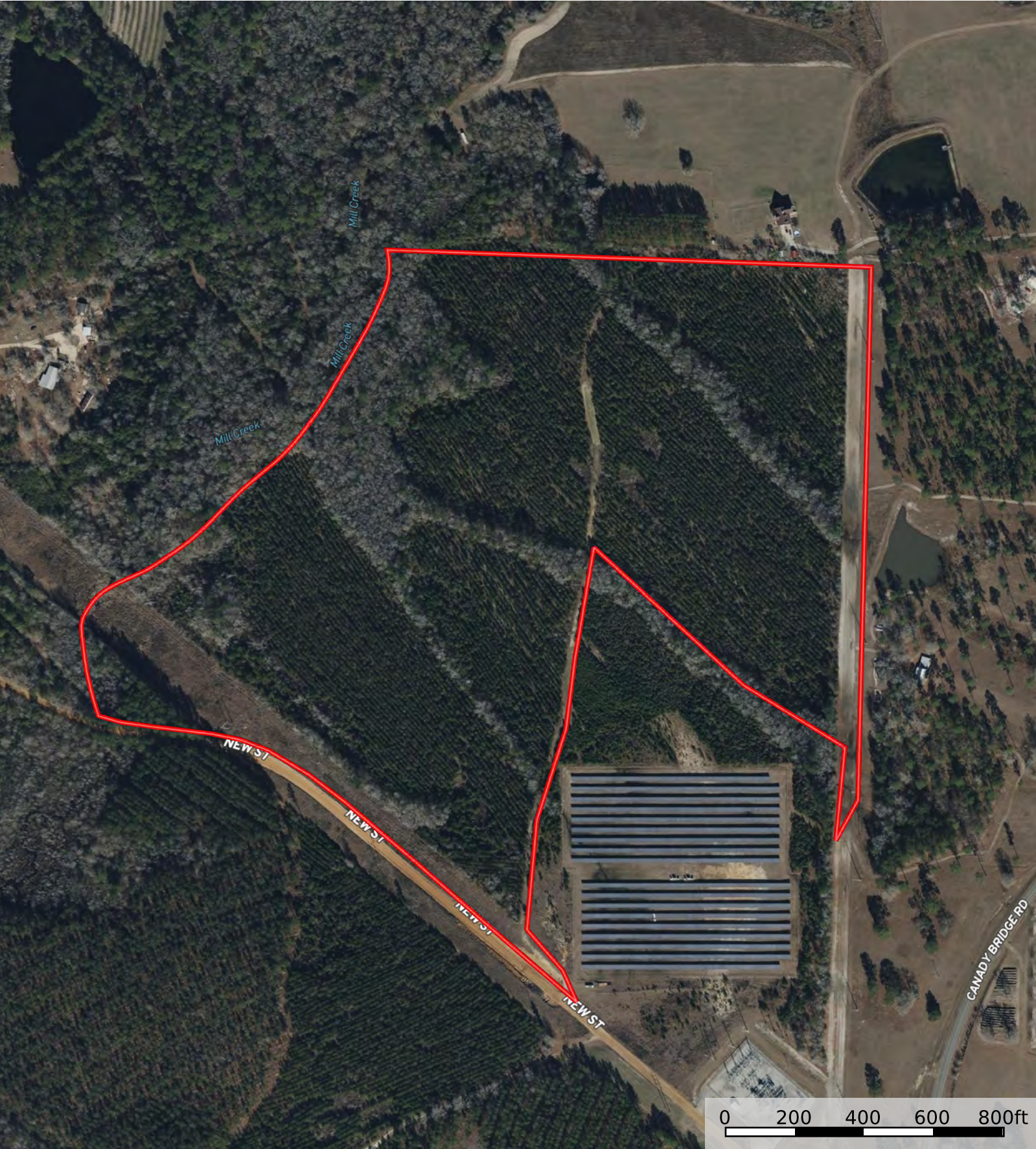
 Boundary

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.



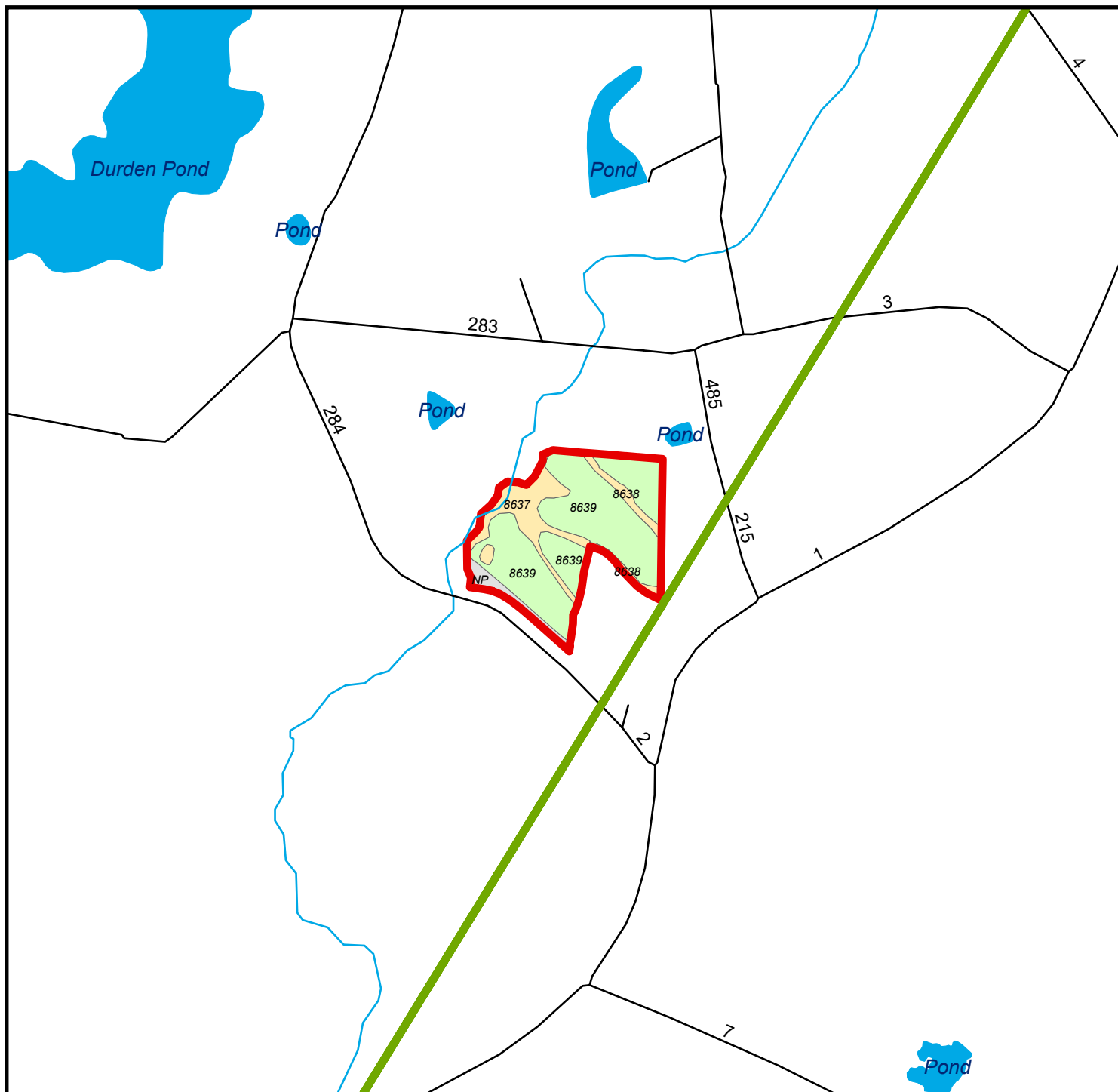
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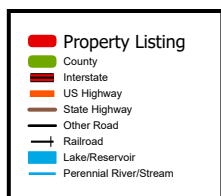


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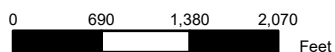
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400I Stokes - North - Stand Map
400I Stokes - North
Parcel # 13107Hb1000
 Emanuel County, GA - approx. 59.7 acres +/-



SCALE: 1:18,000



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	3.0
8637	Hardwood	63	9.4
8638	Hardwood	63	3.0
8639	Pine Plantation < 12 yr	9	43.7
8642	Hardwood	28	0.5

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

9/24/2025