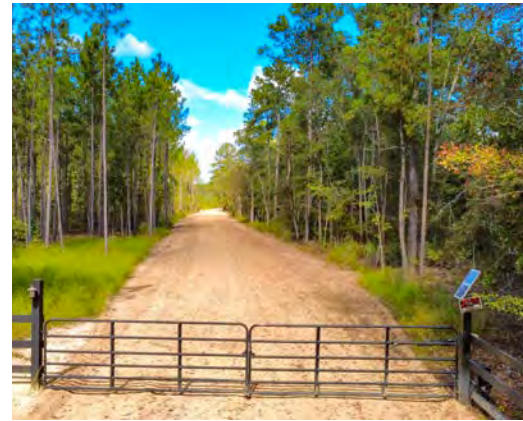




SAVANNAH HIGHWAY

SCREVEN COUNTY, GA

58.24 +/- ACRES
\$475,000



PROPERTY DESCRIPTION

Discover an exceptional opportunity with this sprawling 58.24-acre tract, perfectly blending natural beauty with essential infrastructure. Situated just off GA Highway 21, the property offers a secure and private retreat, accessible via a gated entrance.

A centerpiece of the land is a picturesque 2-acre pond, providing a serene setting and potential for recreational activities. The property is crisscrossed by a network of excellent internal roads, ensuring easy access to all corners of the acreage. A 30' x 40' metal barn stands ready for your vision, featuring partially finished living quarters that include a kitchen, bathroom, and bedroom. While a septic tank is needed to complete the living space, the groundwork is laid for a comfortable on-site residence or a multi-purpose workshop. Utilities are robust, with a deep well equipped with an oversized tank and underground 400-amp electric service already in place. Over 1 acre of established lawn provides a ready-made site for your dream home. Outdoor amenities further enhance the appeal, including an above-ground pool with a surrounding deck and cabana, a dedicated chicken coop, and a deer skinning rack for hunting enthusiasts. Approximately 10 acres of planted pines contribute a valuable timber component and enhance the landscape's aesthetic appeal.

This unique property is ideal for your dream home, a private estate, recreational hunting camp, or a weekend getaway only 25 miles from Statesboro, 40 miles from Savannah.

PROPERTY FEATURES:

- Pond
- Deep Well
- 30 x 40 Barn
- Planted Pines
- Chicken Coop
- Excellent Internal Roads
- Underground Electric Service
- Above Ground Pool with Cabana

DIRECTIONS:

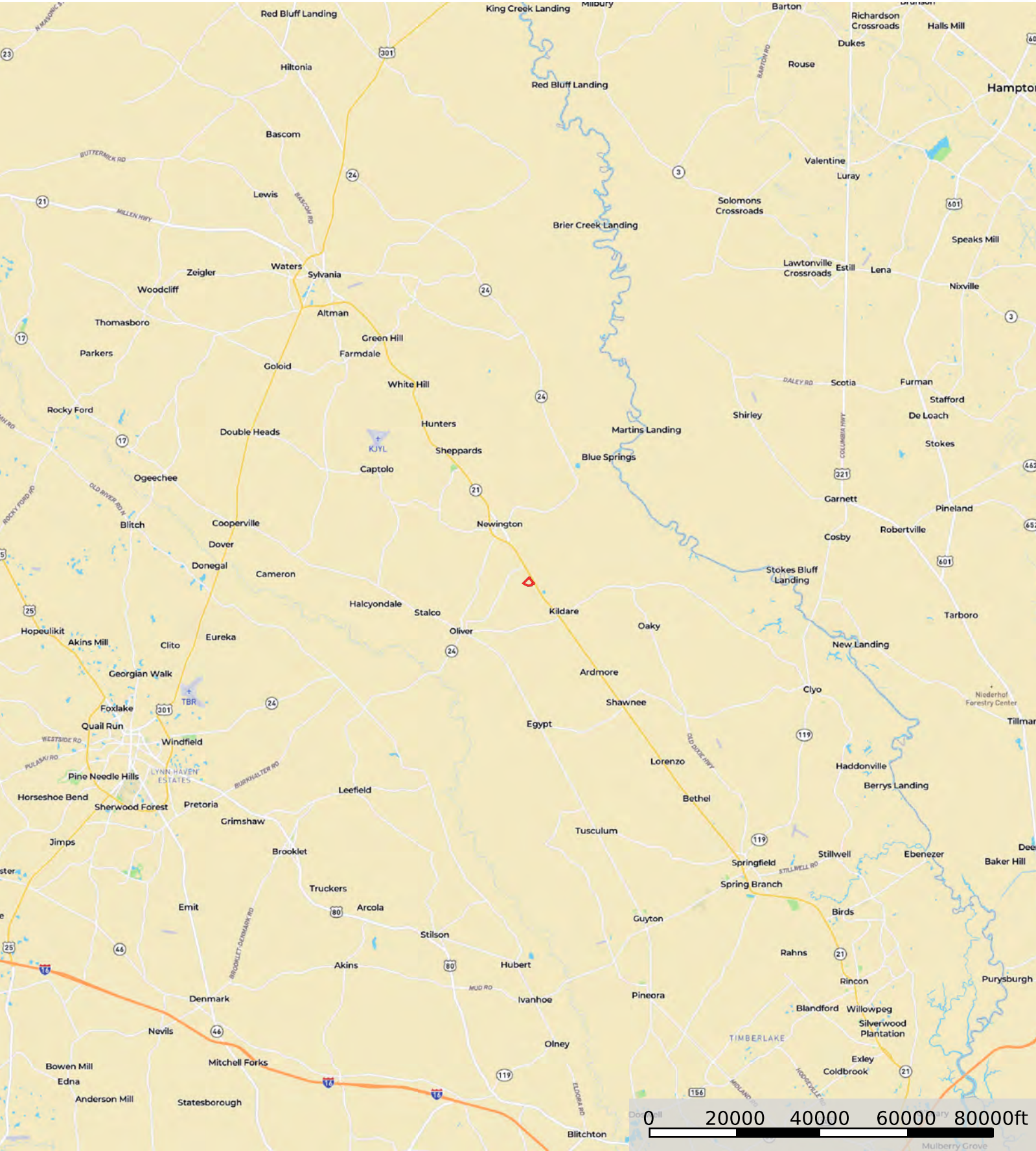
From Newington take GA Highway 21 South for approximately 2 miles. The property will be on the right.

CONTACT

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 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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