

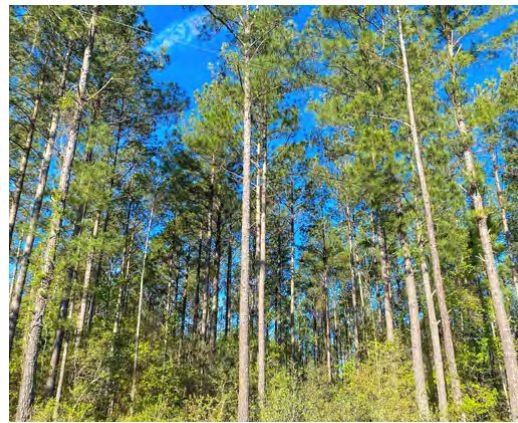


## HOLMES THEUS ROAD

LONG COUNTY, GA

386.6 +/- ACRES

\$1,429,260



### PROPERTY DESCRIPTION

The Holmes Theus Road property features 386.6 +/- contiguous acres in Long County, Georgia - one of the fastest growing counties in the state.

The property is located approximately 4.5 miles northeast of Ludowici, approximately 52 miles from Savannah and 35 miles from the Georgia Coast. Property features frontage on Holmes Theus Road and Moody Bridge Road, both county-maintained. It features an extensive internal road system as well. Terrain is relatively flat with a high percentage of well-managed merchantable timber (over 200+ acres of pine plantation with 2 age classes, 10 acre stand of old growth pine and excellent site index) offering immediate return on investment and cash flow.

The Holmes Theus Road property is an ideal recreational or investment tract.

### PROPERTY FEATURES:

- Little Jones Creek flows along the edge of the property
- 200+ acres of well-managed pine plantation
- Multiple access roads throughout the property
- Limited amount of hardwood bottom on the property

### DIRECTIONS

From Ludowici, Georgia - take US Highway 301 North to Moody Bridge Road or Holmes Theus Road. Turn right on Moody Bridge Road, property is located near the intersection of Moody Bridge Road and Holmes Theus Road on the left. Or turn right on Holmes Theus Road, property is approximately 1 mile down on the right.

### CONTACT

Reagan Odom

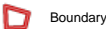
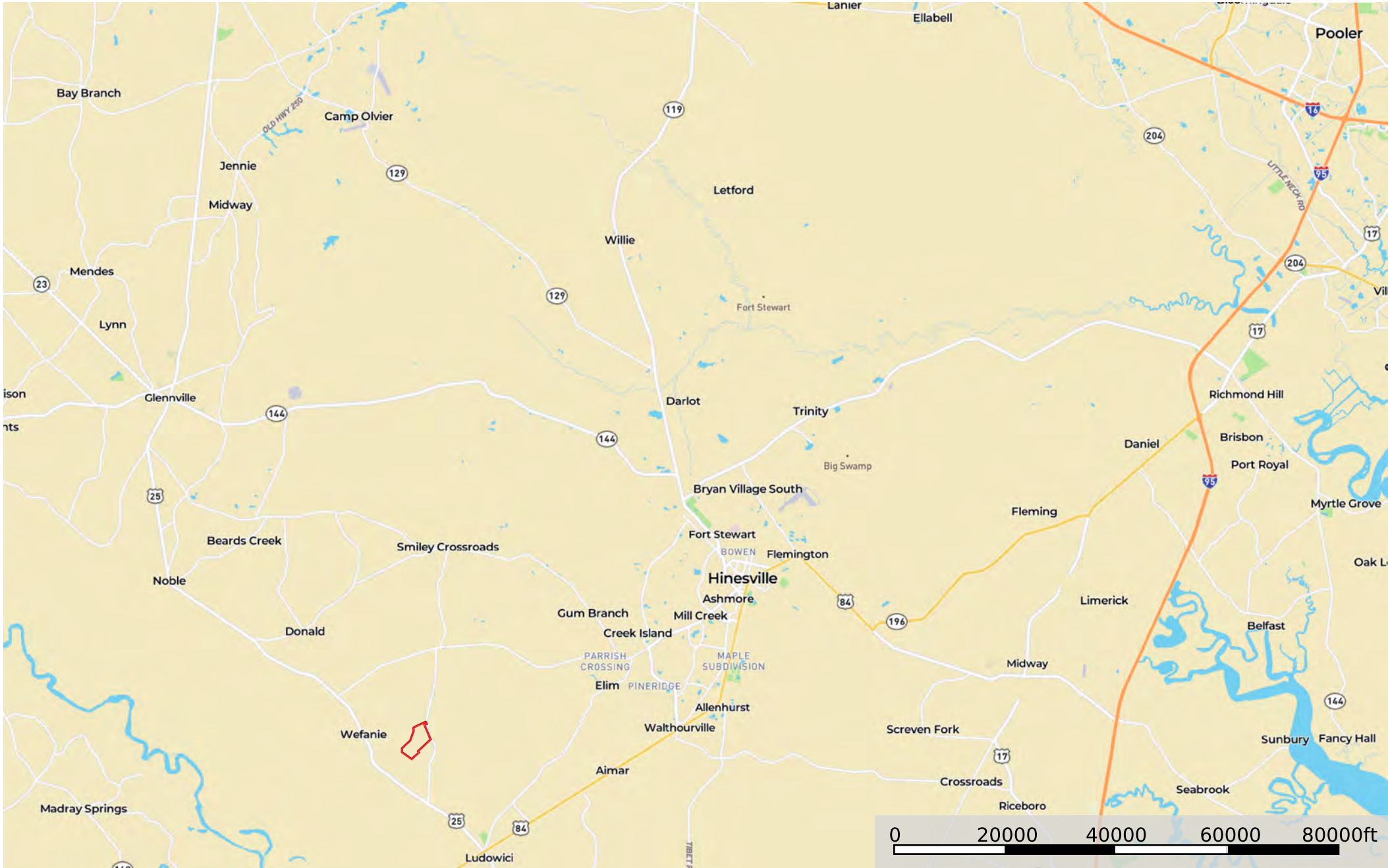
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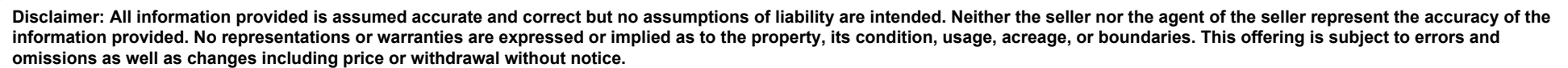
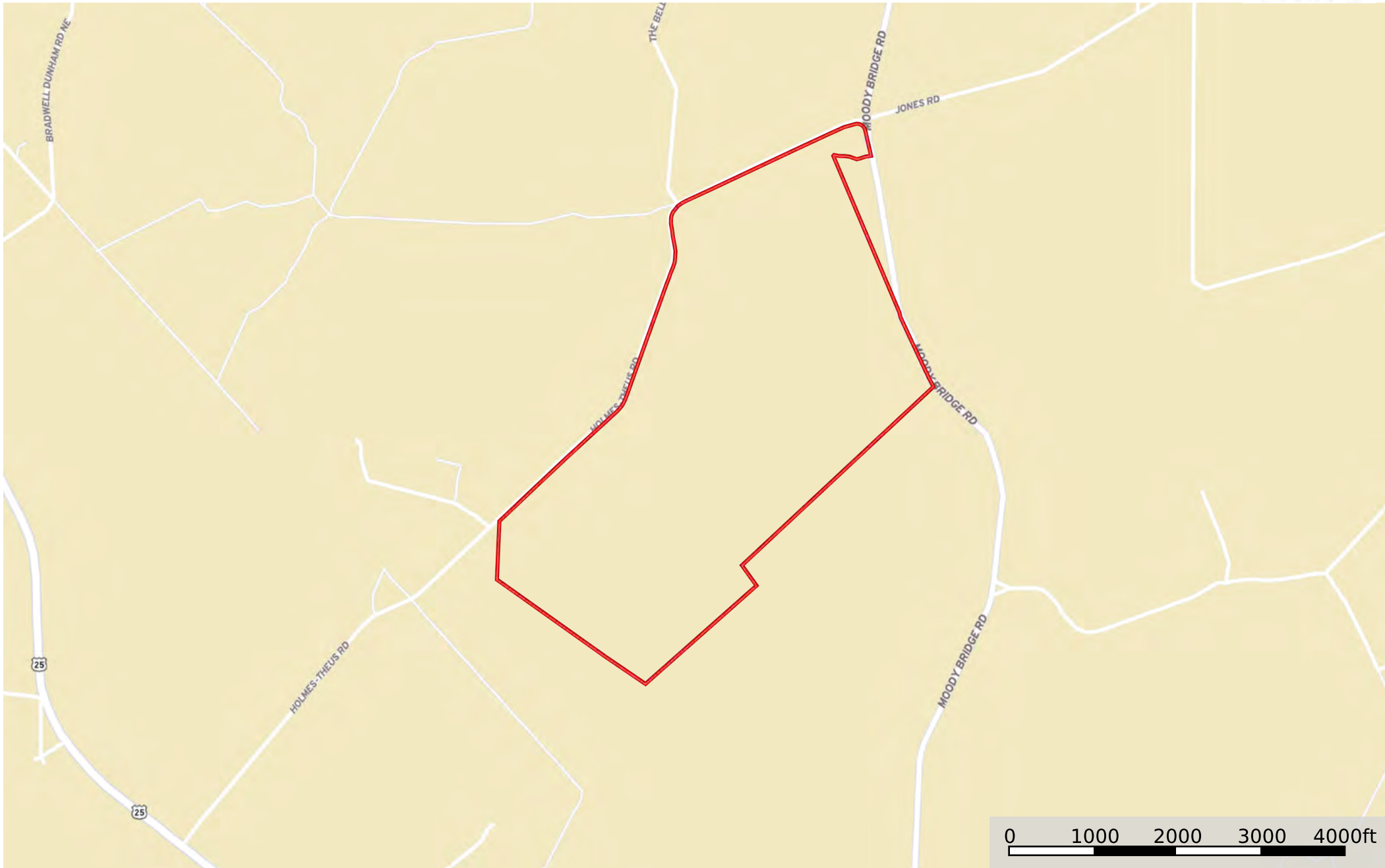


Holmes Theus Road  
Long County, Georgia, 386 AC +/-

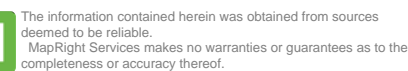


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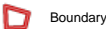
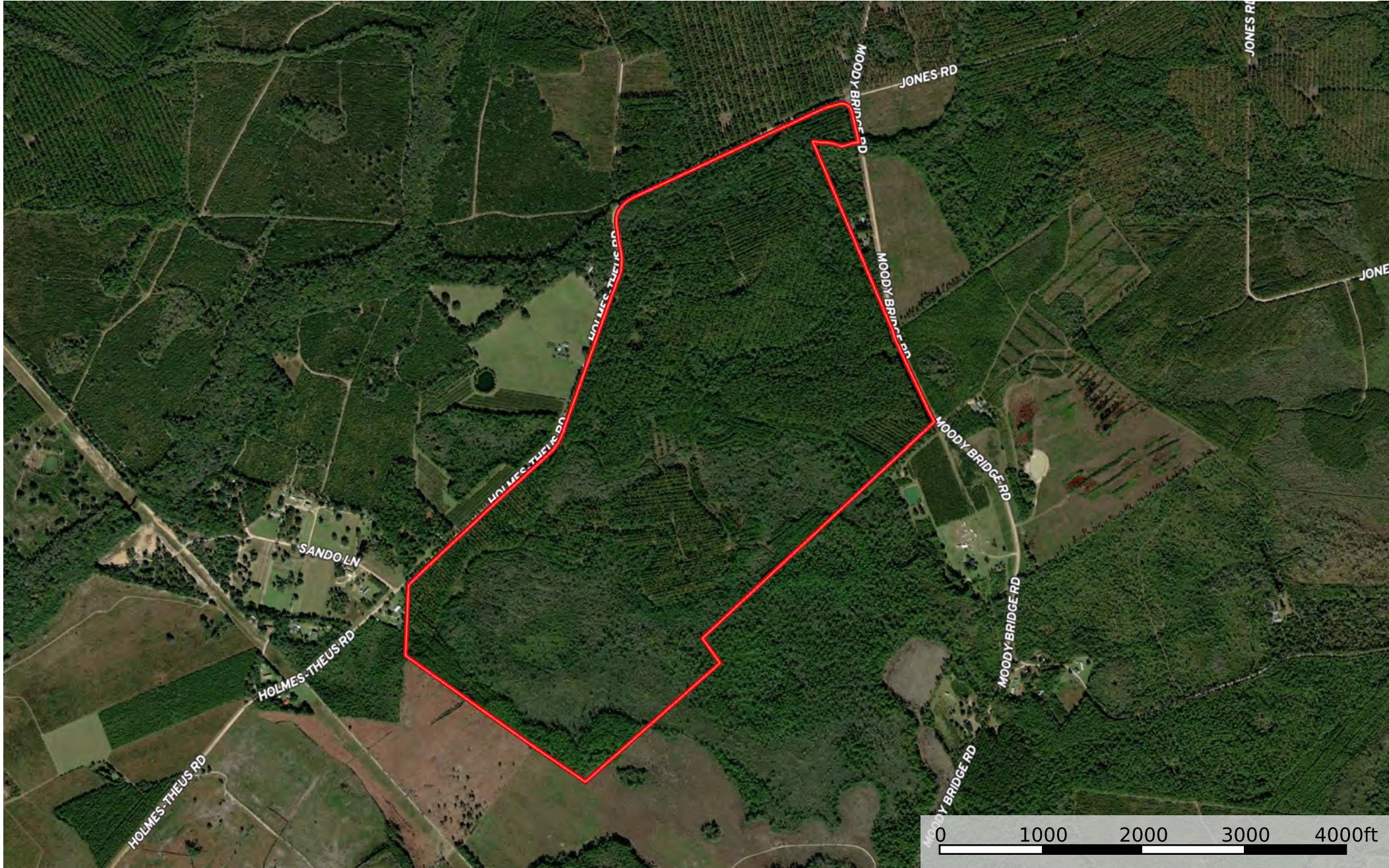
Long County, Georgia, 386 AC +/-



300 Carn St.







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