

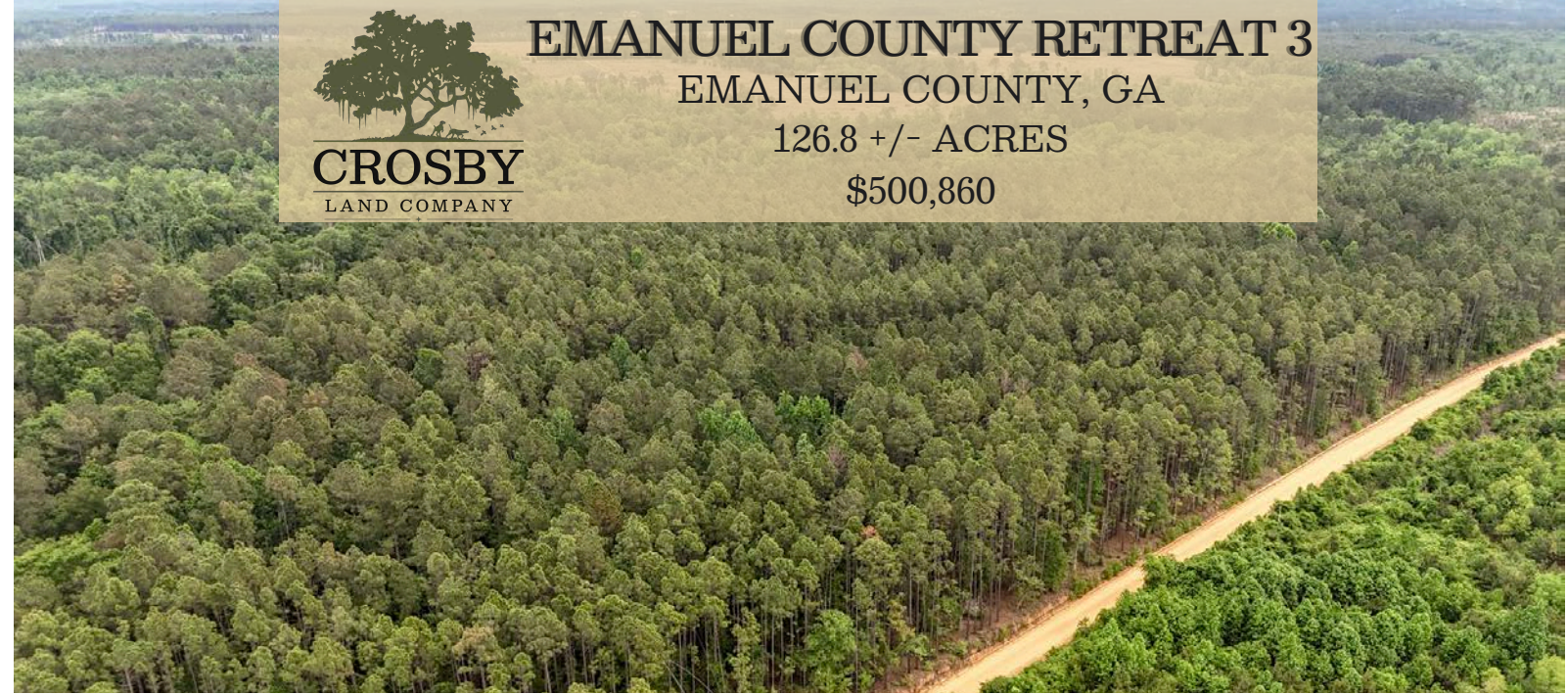


# EMANUEL COUNTY RETREAT 3

EMANUEL COUNTY, GA

126.8 +/- ACRES

\$500,860



## PROPERTY DESCRIPTION

Escape to the quiet countryside of southern Emanuel County with this exceptional +/- 127-acre tract offering the perfect combination of timber investment, recreation, and homesite potential. Located along a peaceful county-maintained dirt road, this property provides the privacy and rural atmosphere that land buyers are looking for while still offering excellent accessibility.

The front portion of the property features a beautiful stand of mature merchantable pines, creating both immediate value and an attractive setting as you enter the land. Toward the rear, the landscape transitions into a stunning natural hardwood forest that provides outstanding wildlife habitat, scenic beauty, and excellent hunting opportunities. The diverse timber mix gives the property character and versatility rarely found in one tract.

With approximately 1,500 feet of road frontage and power available at the intersection, there are multiple ideal locations for a private homesite, cabin, or family compound. Whether you envision a secluded country estate, a recreational getaway, a working mini-farm, or a long-term land investment, this property offers the flexibility to make it your own.

Abundant deer, turkey, and other native wildlife thrive throughout the area, making this an excellent hunting and outdoor recreation property. The combination of managed pine timber and mature hardwoods creates an ideal environment for both wildlife and future timber management opportunities.

Conveniently located less than 8 miles from Interstate 16, the property offers quick access to Savannah, Pooler, Dublin, and Macon, allowing you to enjoy peaceful country living without being far from modern conveniences.

Large, diverse tracts like this are becoming increasingly difficult to find in Emanuel County. Don't miss the opportunity to own a beautiful piece of rural Georgia with outstanding potential for recreation, investment, and country living.

## PROPERTY FEATURES:

- Merchantable Timber
- Internal Road System
- Natural Hardwood Forest
- Easy Access To Interstate 16
- County-Maintained Dirt Road Frontage
- Hardwood Branch Running Through The Property

## CONTACT

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