



SATILLA RIVER

WARE COUNTY, GA

447 +/- ACRES

\$1,451,970



PROPERTY DESCRIPTION

The Satilla River offering is located in Ware County, approximately 16 miles northwest of Waycross, Georgia. This tract represents one of the most habitat-rich and biologically diverse properties available in this region of the state. The property features over 2.5 miles of pristine freshwater frontage along the Satilla River. The landscape is a balanced mix of upland pine plantations and bottomland hardwoods, with the river bottom supporting a variety of mast-producing oaks and other hardwood species that provide food, cover, and roosting habitat for abundant populations of turkey, deer, and waterfowl.

The free-flowing Satilla River offers exceptional fishing opportunities for bluegill, redbreast, largemouth bass, and crappie. Access is provided via Duncan Bridge Road, a county-maintained dirt road, which, together with the interior road system, ensures excellent accessibility throughout the property. Multiple established wildlife food plots and well-positioned shooting lanes are located across the tract.

This is a rare opportunity to own a high-quality recreational tract offering remarkable diversity, accessibility, and natural beauty.

PROPERTY FEATURES:

- Diverse Habitat
- Freshwater Fishing
- Private Rural Setting
- Satilla River Frontage

DIRECTIONS:

From Waycross, take Jane St (US-1 N/US-23 N/US-82/US-84) toward GA-4 N for 1.2 miles and continue on South Georgia Parkway for 15 miles. Turn right onto Duncan Bridge Road and travel for 1.2 miles. The property entrance is on the right.

CONTACT

Todd Crosby, BIC, ALC

O: 843-782-5700

Email: todd Crosby@crosbylandco.com

www.CrosbyLandCo.com