



WOODYARD ROAD

BULLOCH COUNTY, GA

480.56 +/- ACRES

\$2,725,000



PROPERTY DESCRIPTION:

This expansive 480.56 +/- acre property, situated on Woodyard Road in highly desirable and fast-growing Bulloch County, offers a rare combination of income-producing agriculture, established timberland, and exceptional recreational opportunities.

Farming & Timber Income Potential Leased

Cultivated Fields: Approximately 115 acres are currently utilized for farming, featuring 5 cultivated fields presently planted in cotton. These fields are currently under a farming lease, providing immediate and reliable agricultural income potential.

Slash Pine Plantation: Around 215 acres are dedicated to a healthy, well-managed 10-year-old Slash Pine plantation, providing a significant, long-term timber investment.

Recreational Haven

Exceptional Hunting: A sportsman's paradise, the property boasts established food plots, plentiful wildlife, including trophy-worthy whitetail deer and wild turkey.

Extensive Road System: Enjoy easy access throughout the entire property via an extensive internal road system, perfect for ATVs, trucks, and maintaining food plots.

Home Sites: Multiple potential home sites are scattered throughout the acreage, offering privacy and scenic views to build your custom estate, cabin, or hunting lodge.

Location & Zoning Highlights

Location: Conveniently located approximately 0.4 miles from Mud Road and only 1.5 miles from US Highway 80, providing excellent access to Statesboro and surrounding areas.

Zoning & Conservation: Current zoning is AG-5 (Agricultural). The property was recently enrolled in a Conservation Use Valuation Assessment (CUVA) in 2023, offering favorable property tax implications for the new owner.

This is a prime opportunity to acquire a substantial tract of land that balances cash flow potential with premium recreational use in a strategic growth corridor.

PROPERTY FEATURES:

- Abundant Wildlife
- 10 Year Old Slash Pine Plantation
- Desirable Southeast Bulloch School District
- Extensive Internal Road System, Established Food Plots
- 115 +/- Acres Cultivated Farmland (Currently Under Lease)

DIRECTIONS:

From Brooklet, take US Highway 80 East for approximately 6 miles to Woodyard Road. Turn right on Woodyard Road. Take Woodyard Road for 1 mile, property will be on both sides of the road.

CONTACT

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