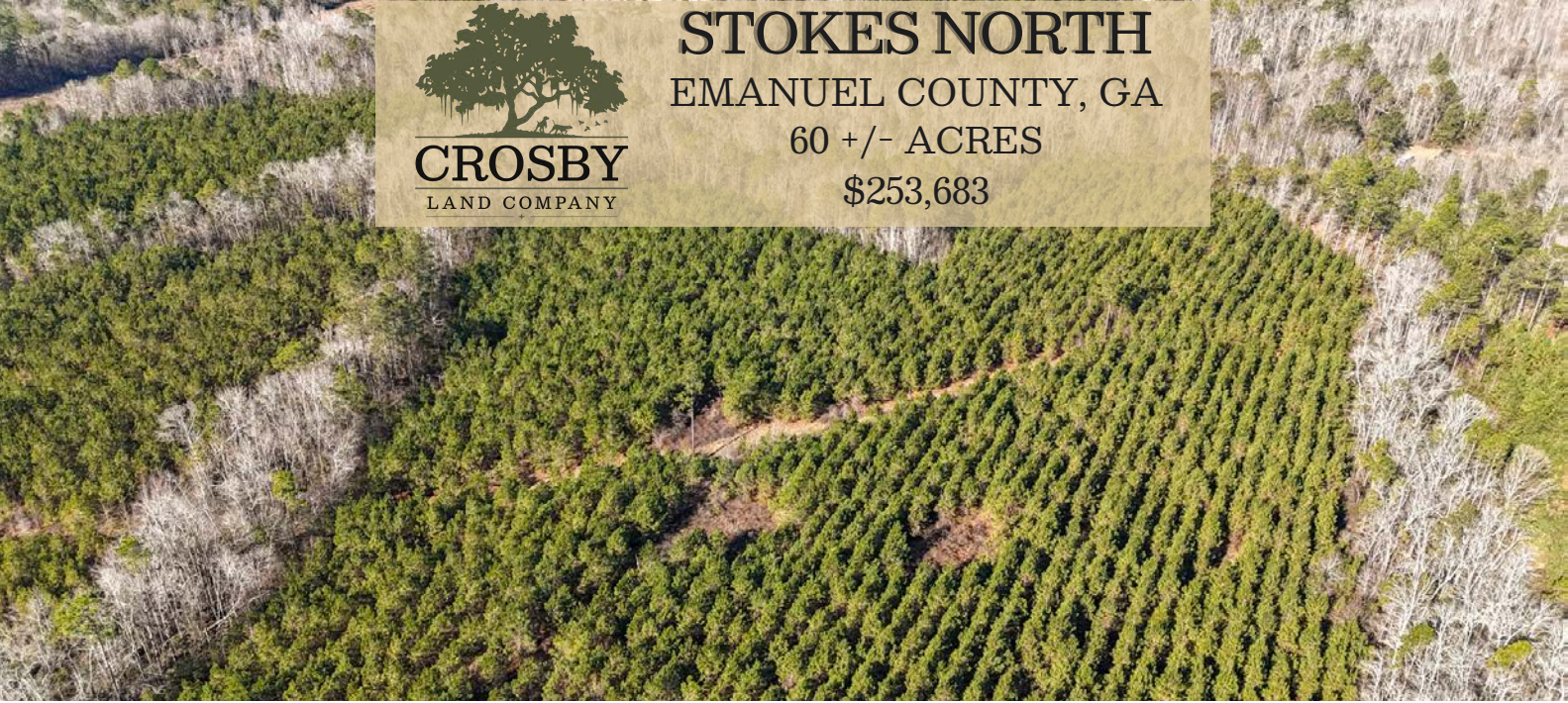




STOKES NORTH
EMANUEL COUNTY, GA
60 +/- ACRES
\$253,683



PROPERTY DESCRIPTION

Nestled on the border of Emanuel County and Candler County, this 60 +/- acre tract offers an affordable blend of investment potential, recreational value, and homestead possibilities. Located conveniently between Swainsboro and Metter, GA, this property provides easy access to town while still offering the peace and privacy of the countryside.

The land features approximately 43 +/- acres of well-managed, 9-year-old planted pines, presenting a solid opportunity for future timber income. The remaining acreage is comprised of beautiful hardwood bottoms, adding diversity to the landscape and offering excellent habitat for wildlife including deer, turkey, and ducks.

Whether you're looking for a recreational retreat, a long-term timber investment, or a place to build your forever home, this tract has the versatility to meet your needs. Abundant deer and turkey signs make it ideal for hunting, while the varied terrain and timber types offer both beauty and function.

PROPERTY FEATURES:

- Excellent Wildlife Habitat
- 43+/- Acres of Planted Pines
- County-Maintained Dirt Road Frontage on One Side
- Mixed Hardwood Bottoms Throughout the Property & Along Mill Creek

DIRECTIONS:

From Swainsboro: Take Lambs Bridge Rd 11.3 miles southeast. Turn right onto GA-23 S for .8 miles. Turn right onto Cowart Pond Rd for .8 miles. Continue straight onto Canady Bridge Rd for 1.6 miles. Turn right onto Scarboro Church Rd. The property will be located just past the solar field on the right.

CONTACT

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