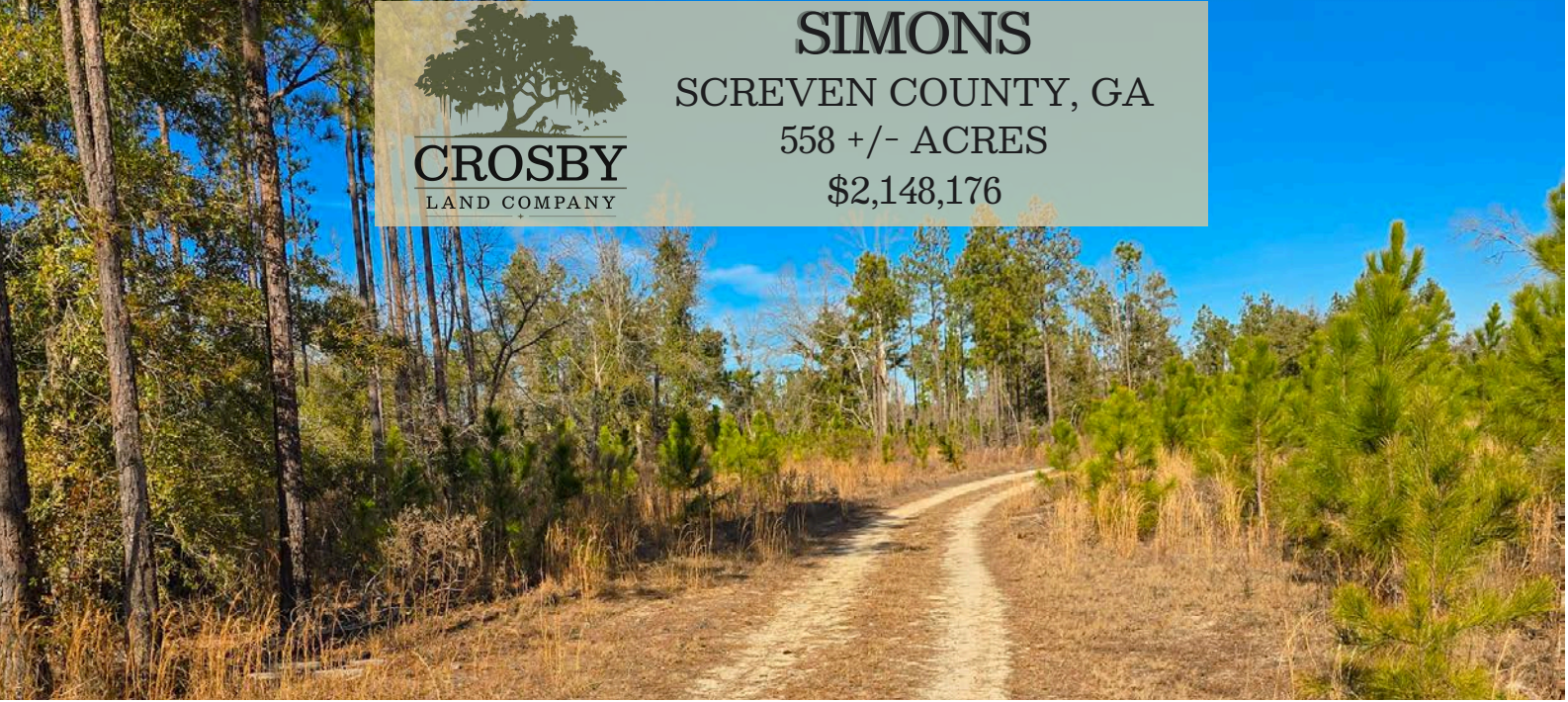


SIMONS
SCREVEN COUNTY, GA
558 +/- ACRES
\$2,148,176



PROPERTY DESCRIPTION

Discover the perfect blend of investment potential, natural beauty, and recreational opportunity on this expansive 558-acre tract just 50 miles from Savannah. Whether you're a timber investor, hunter, or outdoor enthusiast, this versatile property has something for everyone.

- 29± acres feature a well-established 14-year-old loblolly pine stand, offering near-term timber income potential.
- 174± acres are planted in 4-year-old pine plantation, setting the stage for long-term growth and return.
- Scattered mature hardwoods provide both diversity and wildlife habitat.
- The remainder of the tract includes recently clear-cut areas, ideal for replanting or creating open wildlife plots.
- A large beaver pond in the middle of the property enhances the natural landscape and supports abundant wildlife.

The property is home to a variety of game species and waterfowl, making it a prime location for hunting, fishing, or recreational retreat development.

With convenient access to Savannah GA, yet tucked away in a peaceful rural setting, this property offers the rare opportunity to enjoy seclusion without sacrificing accessibility.

Don't miss your chance to own this unique and diverse tract of land with both recreational and investment value.

DIRECTIONS:

From downtown Sylvania take GA Highway 21 south for 10.3 miles and turn left onto Fish Road. Continue for 1.3 miles then take a right onto Middle Ground Church Road. In 1.2 miles the property entrance will be on your left.

CONTACT

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