



# SAVANNAH HIGHWAY

## SCREVEN COUNTY, GA

58.24 +/- ACRES  
\$475,000



### PROPERTY DESCRIPTION

Discover an exceptional opportunity with this sprawling 58.24-acre tract, perfectly blending natural beauty with essential infrastructure. Situated just off GA Highway 21, the property offers a secure and private retreat, accessible via a gated entrance.

A centerpiece of the land is a picturesque 2-acre pond, providing a serene setting and potential for recreational activities. The property is crisscrossed by a network of excellent internal roads, ensuring easy access to all corners of the acreage. A 30' x 40' metal barn stands ready for your vision, featuring partially finished living quarters that include a kitchen, bathroom, and bedroom. While a septic tank is needed to complete the living space, the groundwork is laid for a comfortable on-site residence or a multi-purpose workshop. Utilities are robust, with a deep well equipped with an oversized tank and underground 400-amp electric service already in place. Over 1 acre of established lawn provides a ready-made site for your dream home. Outdoor amenities further enhance the appeal, including an above-ground pool with a surrounding deck and cabana, a dedicated chicken coop, and a deer skinning rack for hunting enthusiasts. Approximately 10 acres of planted pines contribute a valuable timber component and enhance the landscape's aesthetic appeal.

This unique property is ideal for your dream home, a private estate, recreational hunting camp, or a weekend getaway only 25 miles from Statesboro, 40 miles from Savannah.

### PROPERTY FEATURES:

- Pond
- Deep Well
- 30 x 40 Barn
- Planted Pines
- Chicken Coop
- Excellent Internal Roads
- Underground Electric Service
- Above Ground Pool with Cabana

### DIRECTIONS:

From Newington take GA Highway 21 South for approximately 2 miles. The property will be on the right.

### CONTACT

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