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**176 ac.+/- Buck Creek Tract**  
2201 Buck Creek Rd  
Sylvania, GA 30467

**\$800,000**  
176± Acres  
Screven County



**176 ac.+/- Buck Creek Tract**  
**Sylvania, GA / Screven County**

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**SUMMARY**

**Address**

2201 Buck Creek Rd

**City, State Zip**

Sylvania, GA 30467

**County**

Screven County

**Type**

Hunting Land, Recreational Land, Residential Property, Single  
Family

**Latitude / Longitude**

32.754263 / -81.529558

**Dwelling Square Feet**

720

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

176

**Price**

\$800,000

**Property Website**

<https://www.mossyoakproperties.com/property/176-ac-buck-creek-tract-screven-georgia/53330/>



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**PROPERTY DESCRIPTION**

Welcome to this turn-key property that offers everything you need to turn this place into your dream! This 176+/- acre tract is the perfect place for a recreational/hunting retreat or weekend getaway. It offers plenty of wide open space to enjoy the outdoors. Located approximately 10 minutes outside of Sylvania, you are still close to local amenities while still being able to enjoy the peace and quiet of the country. This place has been managed as a hunting property and has established food plots, internal roads, deer blinds and stands, as well as planted trees with tree protectors. There is also another spot for an RV hookup!

Key Features Include:

Newly refinished 12'X60' mobile home with a 40'X50' Pole barn over it.

Small fishing pond right out in the back yard.

Includes 2021 Kubota L3901DT Tractor and implements, zero turn mower, car hauler trailer, and golf cart.

Buck Creek runs along the northern boundary of the property.

Second bunk house with bunk beds, bathroom, and AC.

Tool shed with multiple large freezers, tools, work benches, and shelves.

Additional pole barn for equipment storage.

Raised planter boxes for gardening

Two septic systems and well.

2467'+/- paved road frontage on Buck Creek Rd.

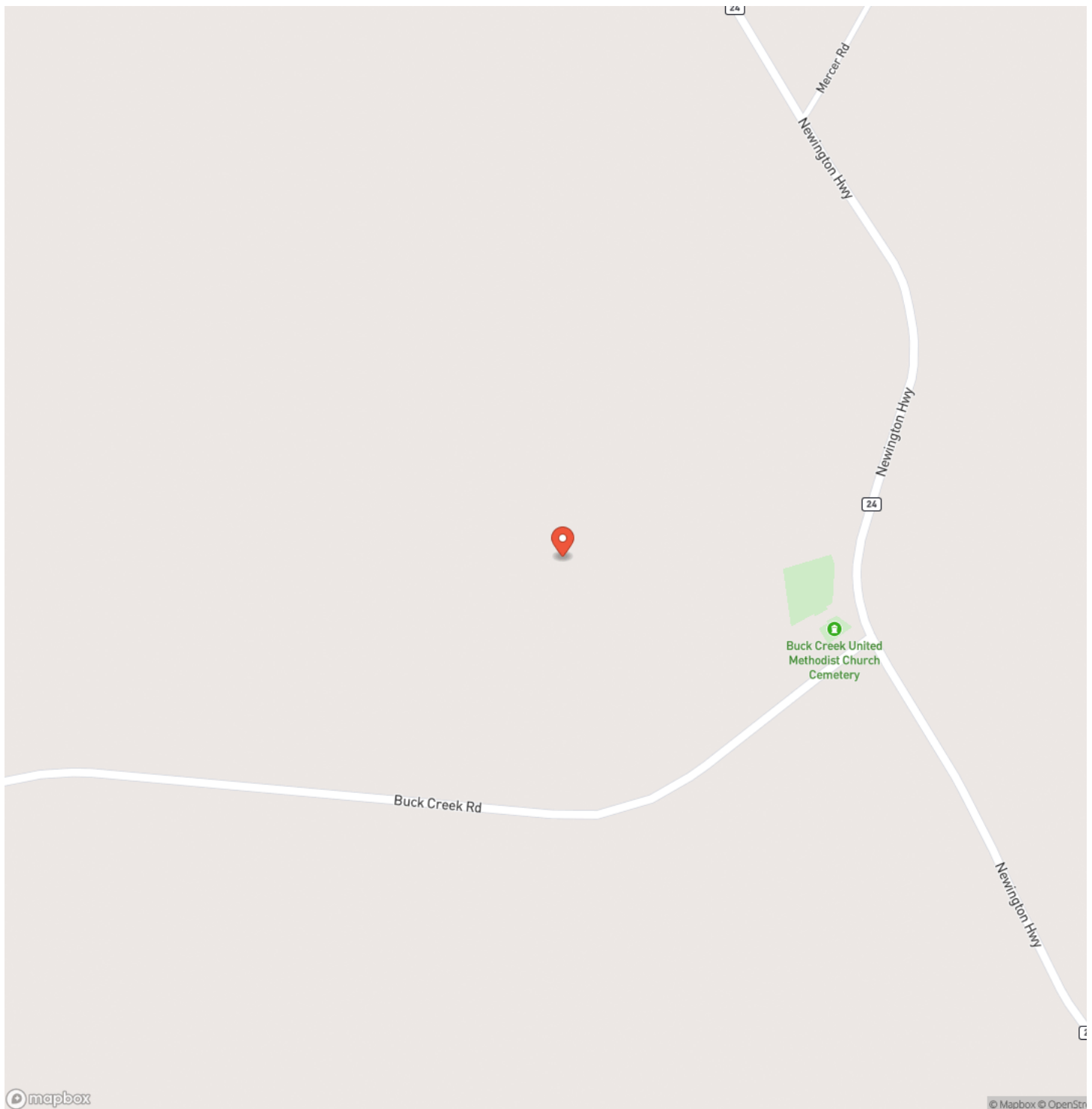
1240'+/- paved road frontage on Hwy 24

Walk-through videos available upon request.

To schedule a showing please contact Chris Ryan at [843-441-7636](tel:843-441-7636) . Please do NOT enter the property without permission.

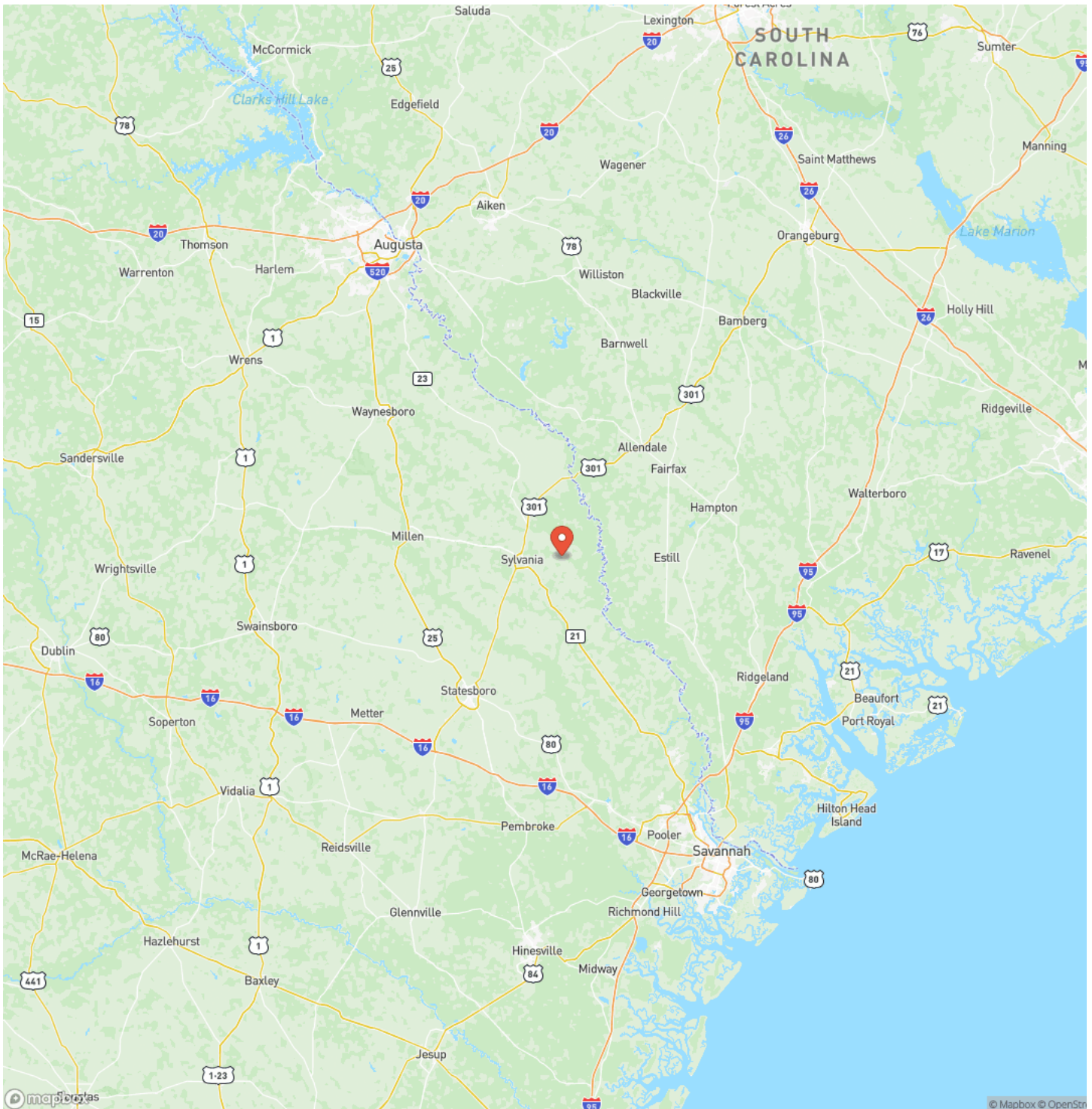


## Locator Map



**176 ac.+/- Buck Creek Tract  
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## Locator Map

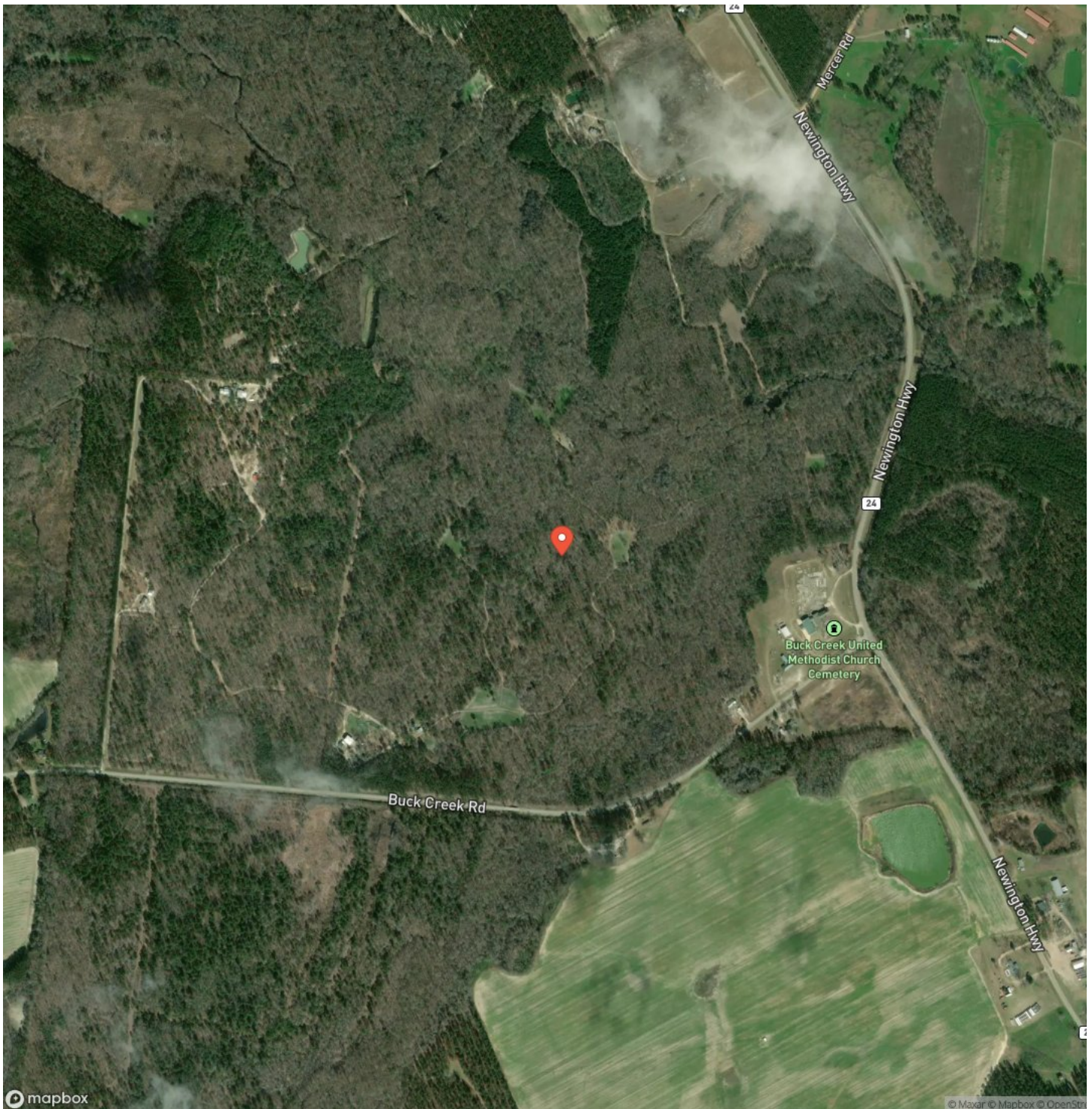


**MORE INFO ONLINE:**

**MossyOakProperties.com**



## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Christopher Ryan

## Mobile

(843) 441-7636

## Office

(478) 988-0039

## Email

cryan@mossyoakproperties.com

**Address**

1026 Ball Street

## City / State / Zip

Perry, GA 31069

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Legacy Realty Services**

1026 Ball Street  
Perry, GA 31069  
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[MossyOakProperties.com](http://MossyOakProperties.com)

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