

Wooded Country Retreat - 44 Acres
Rhonda Coleman Road
Hazlehurst, GA 31539

\$197,780
44± Acres
Jeff Davis County



Wooded Country Retreat - 44 Acres
Hazlehurst, GA / Jeff Davis County

SUMMARY

Address

Rhonda Coleman Road

City, State Zip

Hazlehurst, GA 31539

County

Jeff Davis County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

31.790588 / -82.673409

Acreage

44

Price

\$197,780

Property Website

<https://www.cartergroupland.com/property/wooded-country-retreat-44-acres-jeff-davis-georgia/91360/>



Wooded Country Retreat - 44 Acres Hazlehurst, GA / Jeff Davis County

PROPERTY DESCRIPTION

44 Acres – Wooded Retreat with Pond

This beautiful **44-acre retreat** offers the perfect blend of privacy, recreation, and convenience. The property is completely wooded, providing natural seclusion and a serene setting. A gentle **rolling hillside leads down to the edge of a scenic pond**, creating an ideal spot for a homesite, weekend cabin, or simply a peaceful getaway.

Adding to its appeal, there is the **potential option to lease an additional 30 adjoining acres**, scheduled to be planted in pines in January 2026—giving you even more room to enjoy and enhance your investment.

With **good highway frontage on Hwy 221** and **power available at the property**, access is easy and utilities are nearby. Located just minutes from **Hazlehurst, GA** for shopping and essentials, and a little over **2 hours from Jacksonville, Florida**, this tract offers both convenience and the quiet escape of country living.

Whether you're looking for a private retreat, small recreational tract, or a place to build your dream cabin by the pond, this property is a rare find.

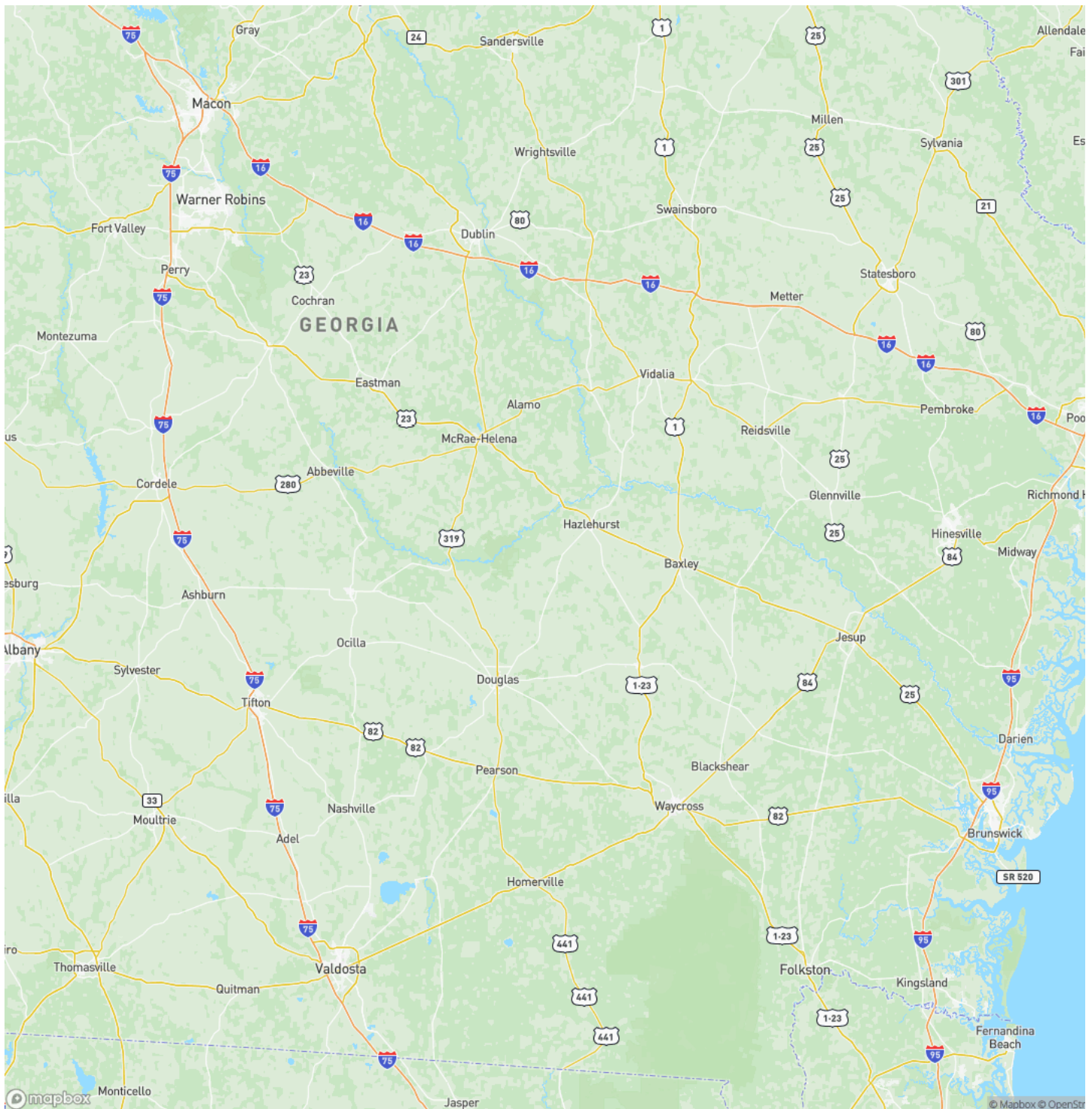
Wooded Country Retreat - 44 Acres
Hazlehurst, GA / Jeff Davis County



Locator Map



Locator Map



Satellite Map



Wooded Country Retreat - 44 Acres
Hazlehurst, GA / Jeff Davis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ryker Carter

Mobile

(912) 575-7766

Office

(912) 551-8349

Email

ryker@cartergroupland.com

Address

122 Island Professional Park

City / State / Zip

NOTES

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.

[illegible]

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.



Carter Group
122 Island Professional Park
Saint Simons Island, GA 31522
(912) 434-6477
<https://www.cartergroupland.com>
