

6.5 Acres 2000-4 Sellers Rd. NW on Appling County  
2000-4 Sellers Road, NW  
Baxley, GA 31513

**\$56,700**  
6.500± Acres  
Appling County





**6.5 Acres 2000-4 Sellers Rd. NW on Appling County  
Baxley, GA / Appling County**

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**SUMMARY**

**Address**

2000-4 Sellers Road, NW

**City, State Zip**

Baxley, GA 31513

**County**

Appling County

**Type**

Farms, Lot

**Latitude / Longitude**

31.848964 / -82.383488

**Acreage**

6.500

**Price**

\$56,700

**Property Website**

<https://www.cartergroupland.com/property/6-5-acres-2000-4-sellers-rd-nw-on-appling-county-appling-georgia/84062/>



## **6.5 Acres 2000-4 Sellers Rd. NW on Appling County Baxley, GA / Appling County**

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### **PROPERTY DESCRIPTION**

Welcome to the beautiful estate tract of land in Baxley, GA, located on Sellers Road. This idyllic property offers a unique opportunity to embrace country life while enjoying the convenience of being just a few minutes away from town.

This spacious tract comes with power access already in place, providing you with essential utility for your dream rural lifestyle. Whether you envision owning horses, creating vibrant gardens, or simply savoring the freedom to roam and explore, this property provides the perfect canvas for your idyllic countryside life.

To maintain the overall appeal and harmony of the estate, some basic restrictions are in place. For instance, the property cannot be divided more than twice, ensuring that each tract retains its generous size and character. Additionally, modular homes have certain age restrictions to ensure a consistent aesthetic throughout the estate.

To respect the privacy of each property owner, a 25-foot buffer is required along the property lines. This buffer not only provides a sense of seclusion but also enhances the overall tranquility and beauty of the surroundings.

We encourage you to contact us directly for more detailed information about the property and its restrictions. Our knowledgeable team will be more than happy to answer any questions you may have and provide additional details to help you make an informed decision.

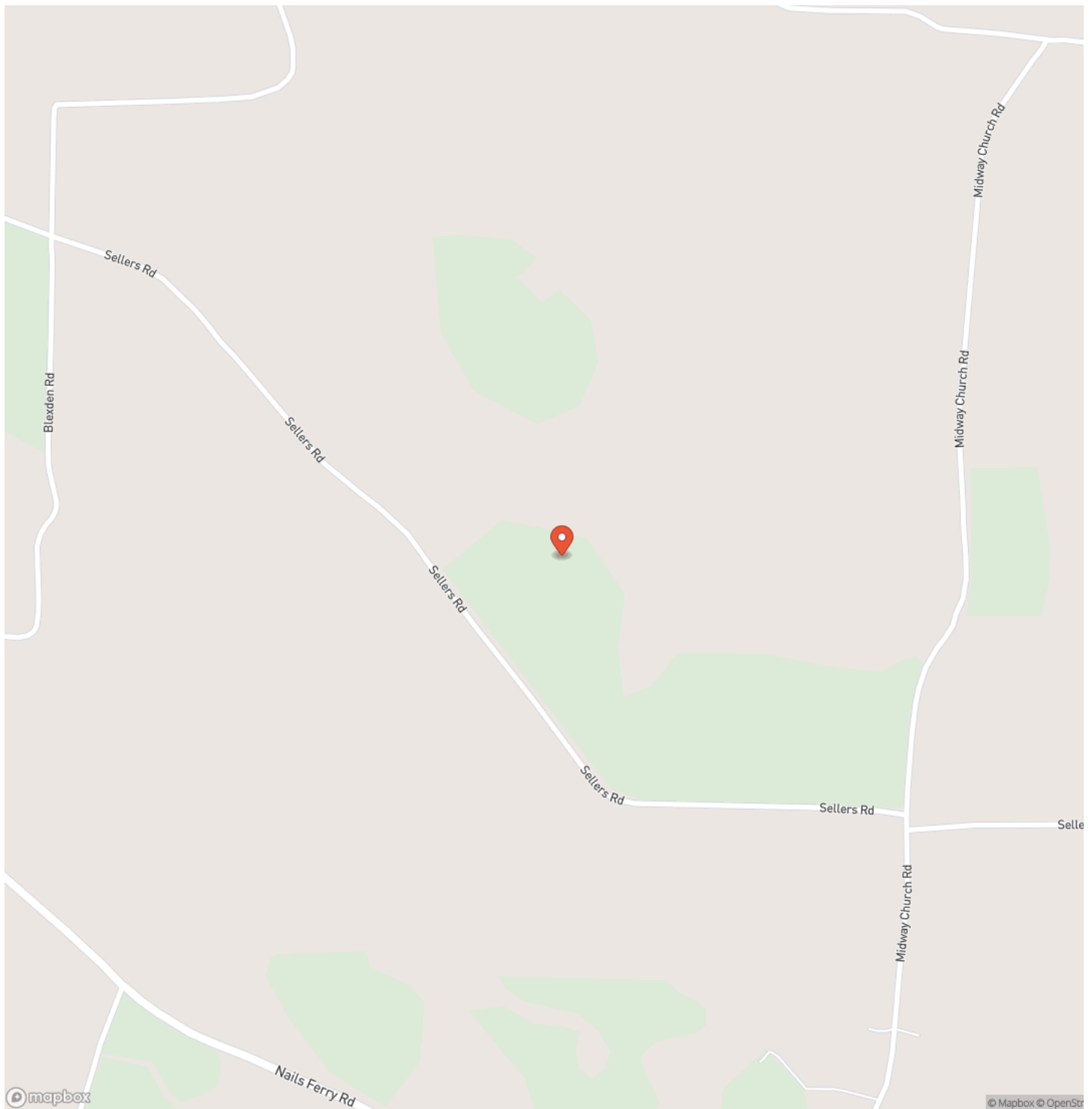
Escape the hustle and bustle of city life and immerse yourself in the peaceful countryside. Experience the joy of ample space, fresh air, and the absence of traffic. Come and get a taste of the country life at the beautiful estate tracts of land on Sellers Road in Baxley, GA.

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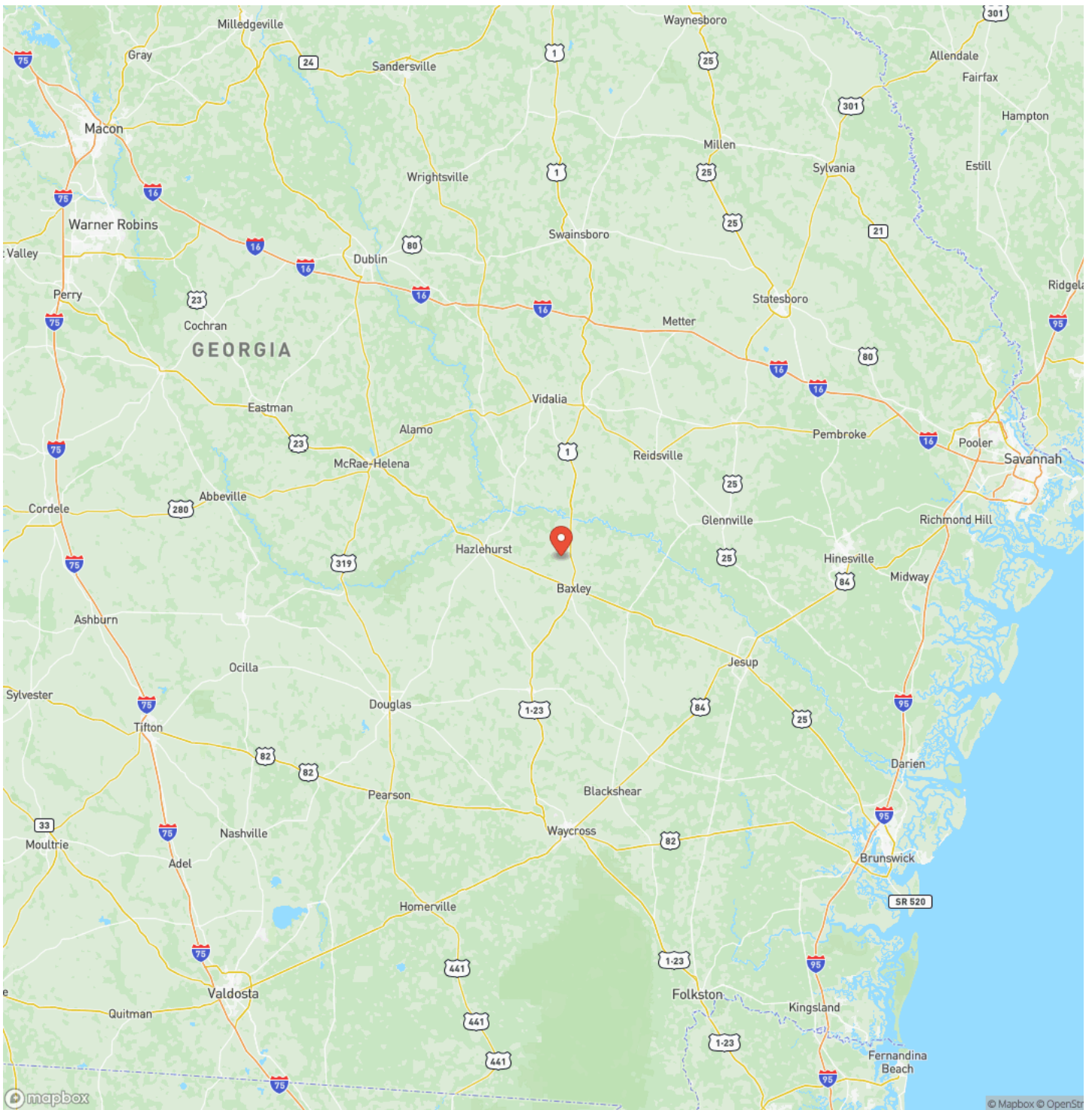


## Locator Map



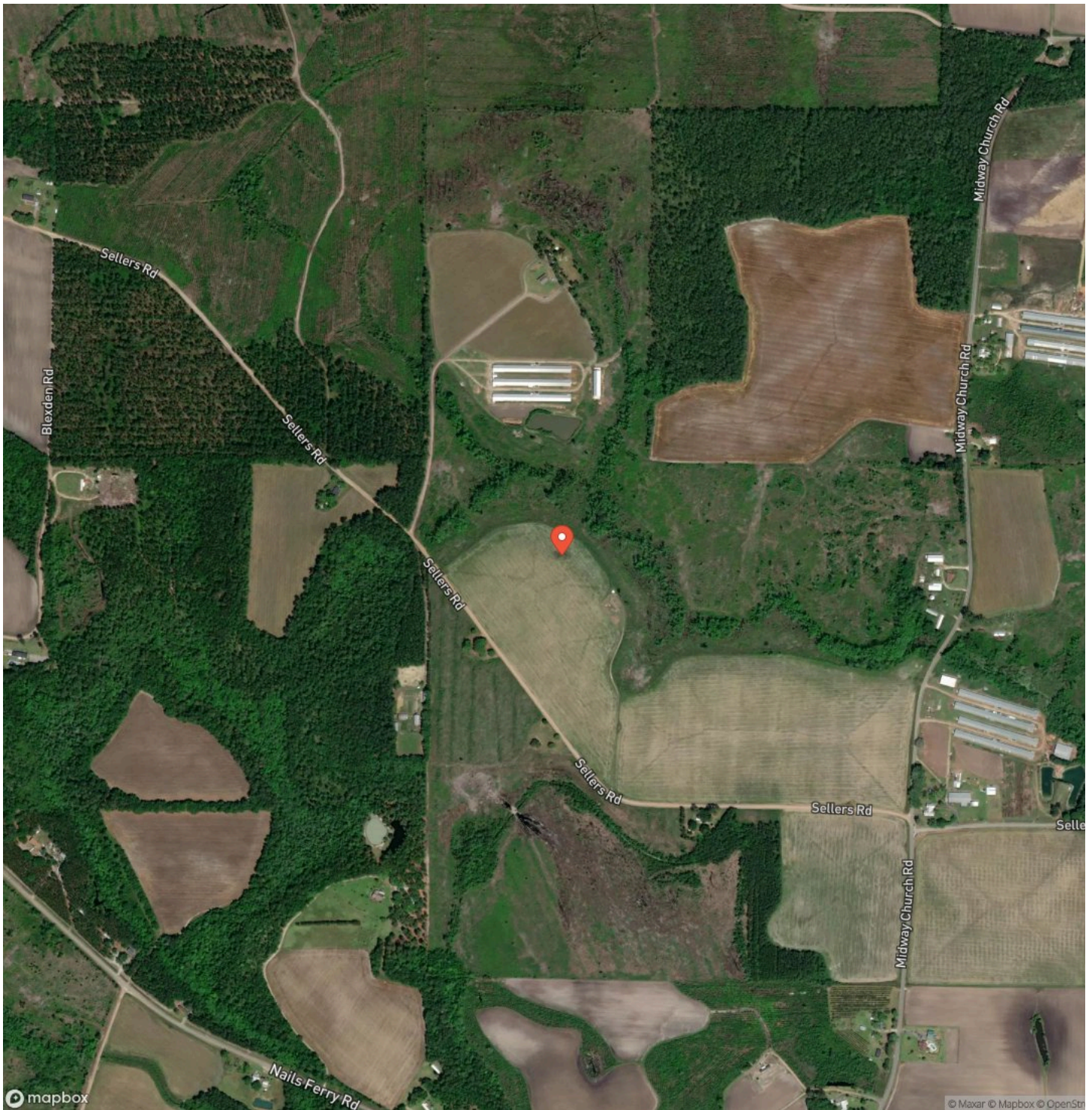


## Locator Map





## Satellite Map



**6.5 Acres 2000-4 Sellers Rd. NW on Appling County  
Baxley, GA / Appling County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dawson Dyal

## Mobile

(912) 670-9101

## Email

dawson@cartergroupland.com

**Address**

City / State / Zip

## NOTES

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## This image shows a single 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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