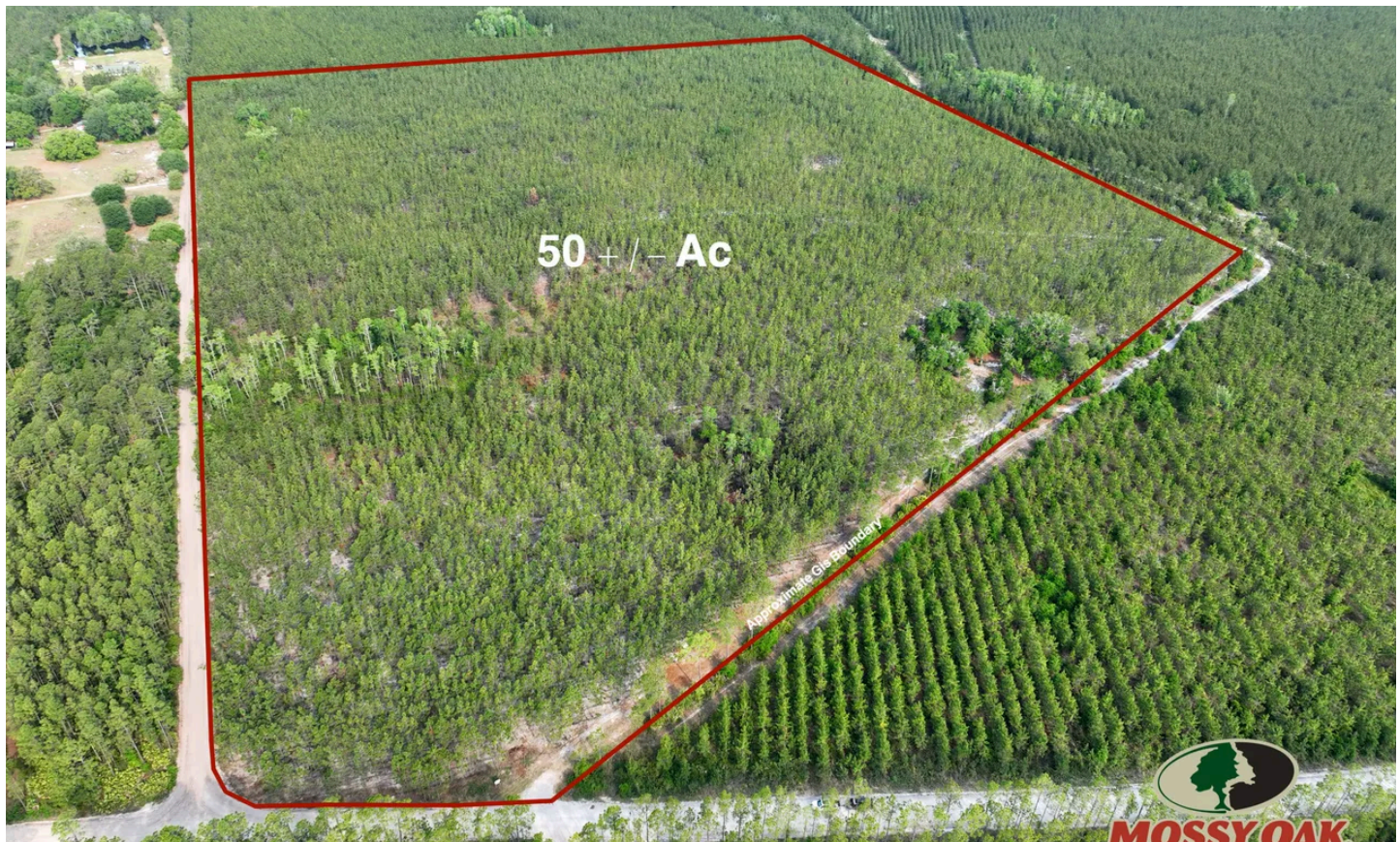


50 +/- Ac Recreational Timberland for Sale in Charlton
County, GA
0 Ralph Davis Rd
Folkston, GA 31537

\$337,500
50± Acres
Charlton County



50 +/- Ac Recreational Timberland for Sale in Charlton County, GA Folkston, GA / Charlton County

SUMMARY

Address

0 Ralph Davis Rd

City, State Zip

Folkston, GA 31537

County

Charlton County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

30.795699 / -82.130658

Acreage

50

Price

\$337,500

Property Website

<https://www.mossyoakproperties.com/property/50-ac-recreational-timberland-for-sale-in-charlton-county-ga-charlton-georgia/81131/>



50 +/- Ac Recreational Timberland for Sale in Charlton County, GA Folkston, GA / Charlton County

PROPERTY DESCRIPTION

Great Timber Investment & Recreation Tract - 50 +/- Acres in Folkston, GA

This 50 +/- acre timber tract is located in Charlton County, GA off Davis Road, offers a strong combination of investment potential and recreational enjoyment. With approximately 50 acres of Longleaf Pine actively producing pine straw, this property provides income opportunities along with the natural beauty of rural southeast Georgia.

The tract features dirt road frontage and power already at the property. The area is great for hunting Deer, Turkey, and Hogs. Whether you're looking to invest in timber, enjoy recreational use, or create a beautiful homesite, this property can do it all.

Property Features:

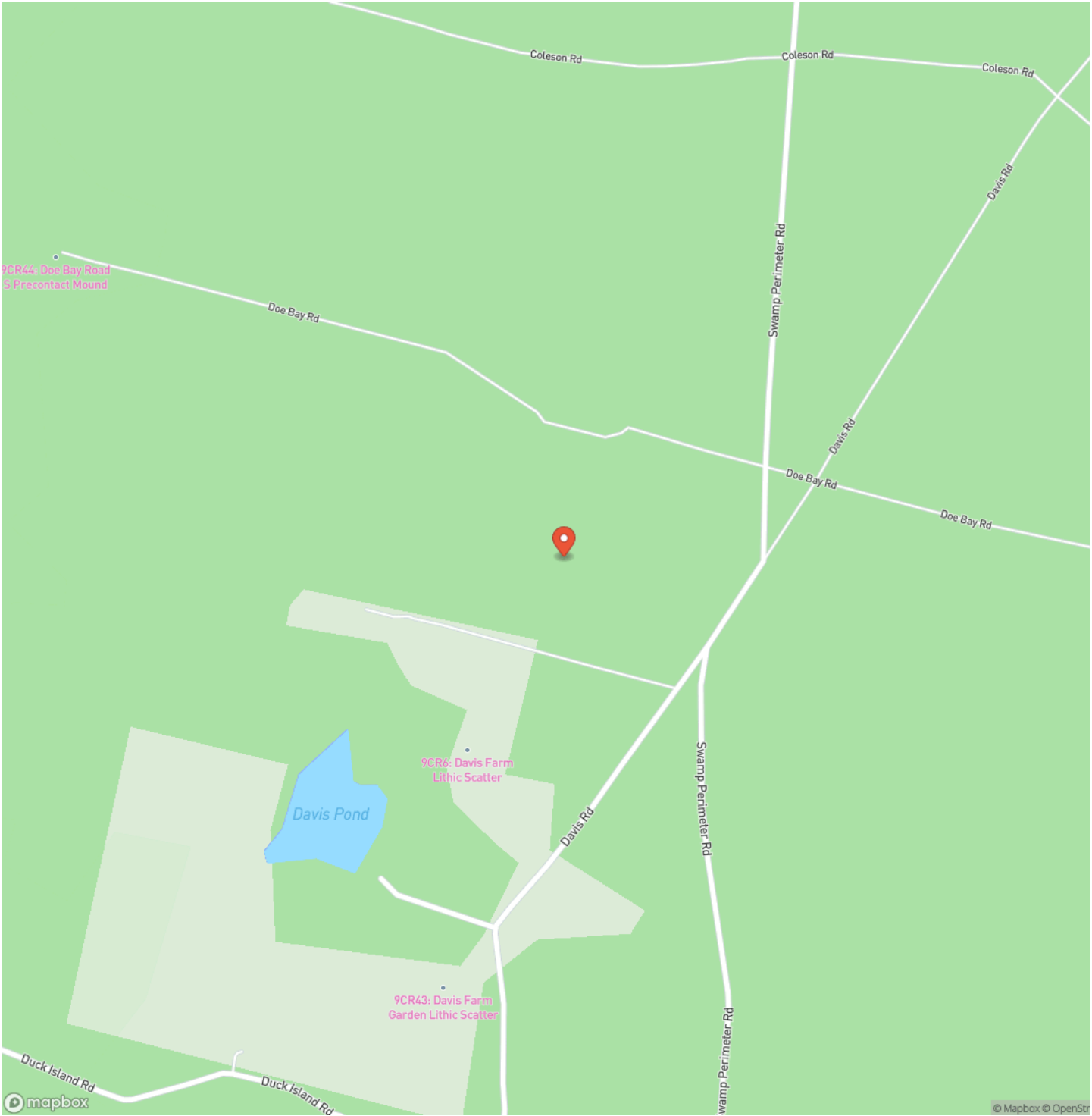
- 50 Acres of 10 year old Longleaf Pine (actively producing pine straw)
- Dirt Road Frontage
- Power Available at Property
- Great Wildlife Habitat - Deer, Turkey & Hogs
- Located in Charlton County, GA
- Ideal for Timber Investment, Hunting, or Homesite

1 hour 15 minutes to Jacksonville, FL, 2 hours 35 minutes to Daytona Beach, FL, 3 hours 21 minutes to Orlando, FL, 4 hours 4 minutes to Tampa, FL, 4 hours 57 minutes to Jupiter, FL. Contact Brogan Napier (Cell: [904-814-9737](tel:904-814-9737)) with Mossy Oak Properties for more information on this property or others like it.

50 +/- Ac Recreational Timberland for Sale in Charlton County, GA
Folkston, GA / Charlton County

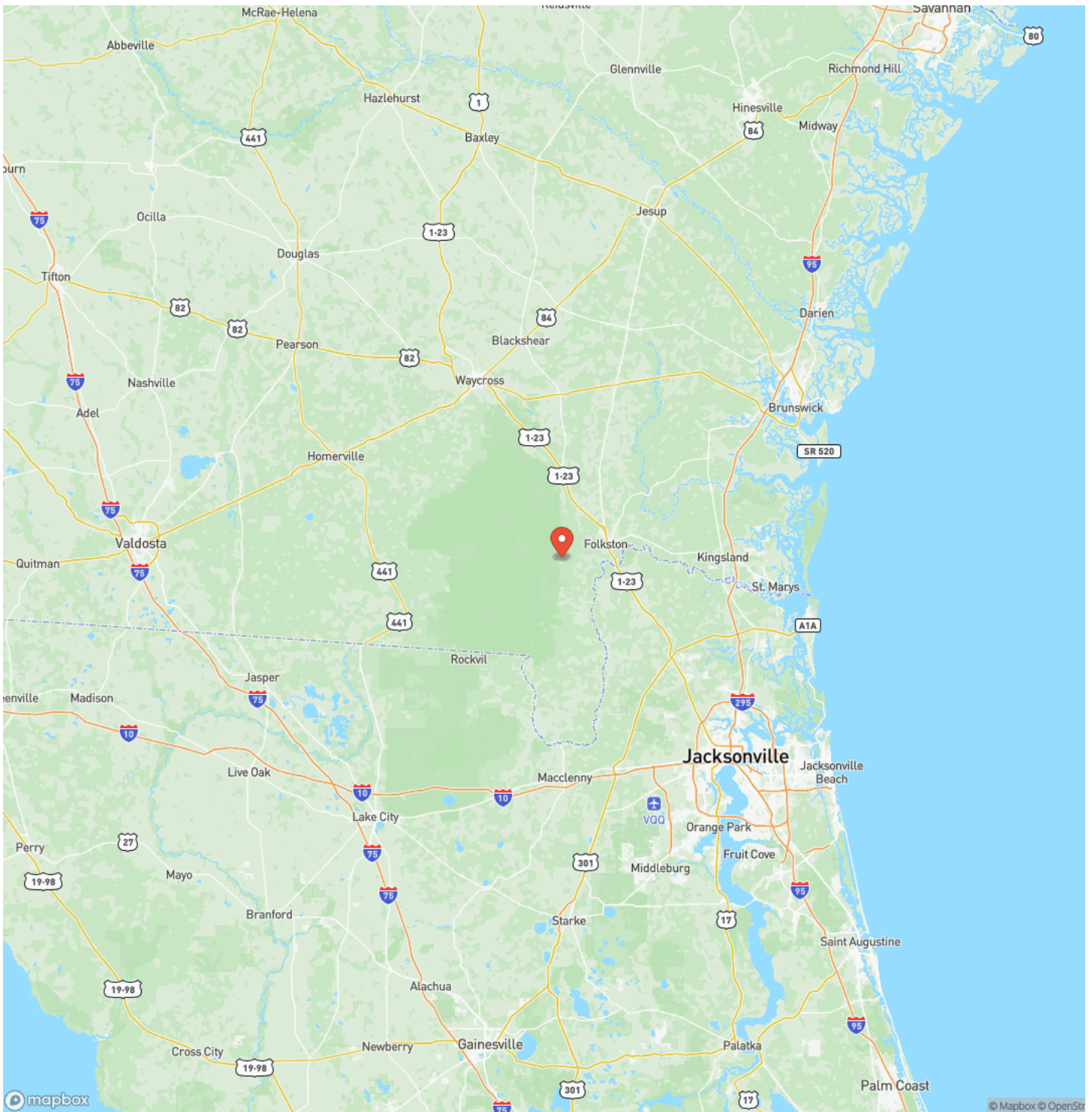


Locator Map

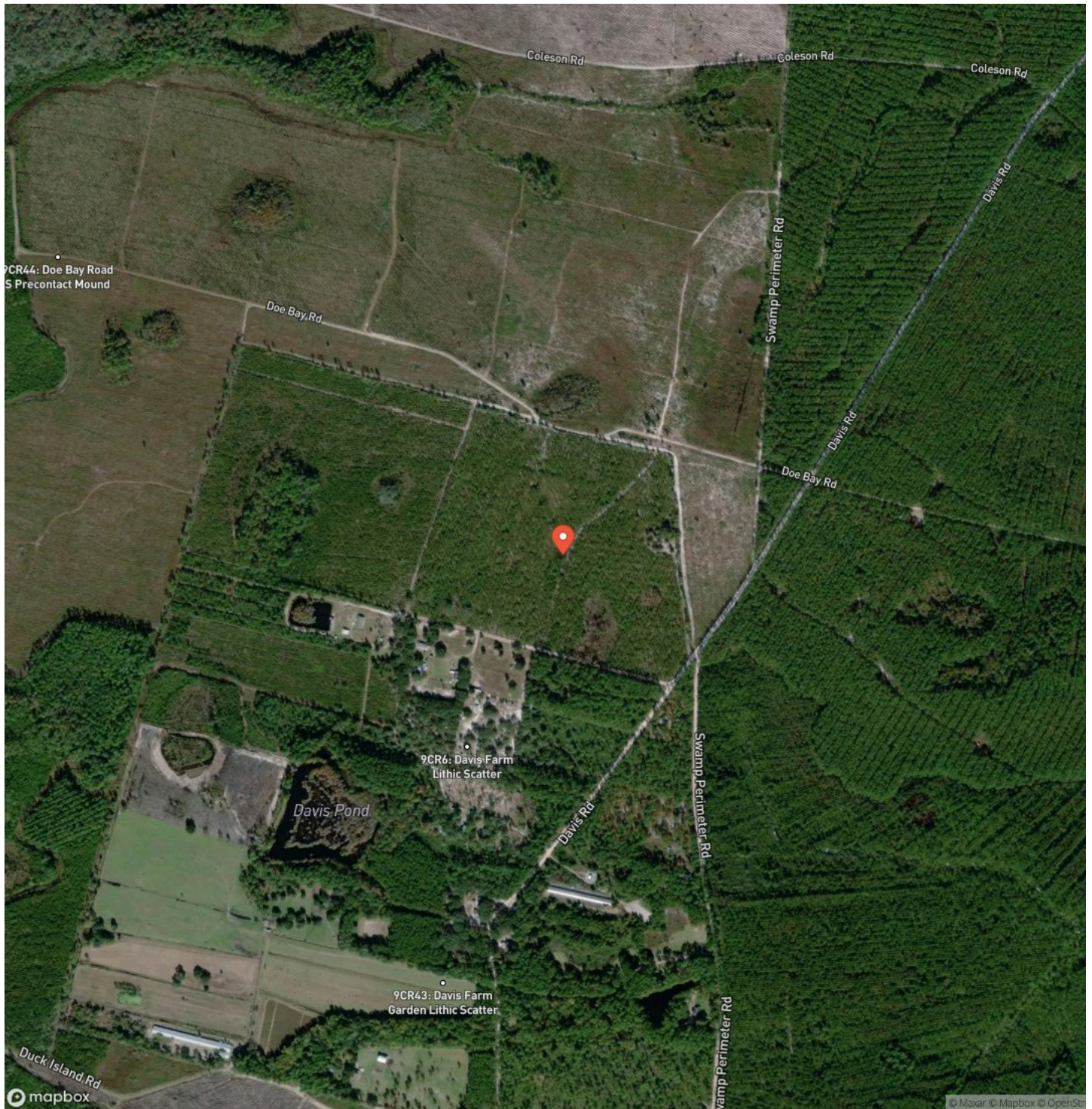


50 +/- Ac Recreational Timberland for Sale in Charlton County, GA
Folkston, GA / Charlton County

Locator Map



Satellite Map



50 +/- Ac Recreational Timberland for Sale in Charlton County, GA Folkston, GA / Charlton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brogan Napier

Mobile

(904) 814-9737

Office

(912) 674-2700

Email

bnapier@mossyoakproperties.com

Address

309 Arnow Court

City / State / Zip

NOTES

[illegible]

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.



MossyOakProperties.com

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.

Mossy Oak Properties Coastal Land and Real Estate
309 Arnow Court
Saint Marys, GA 31558
(912) 674-2700
MossyOakProperties.com

