

**34.95 +/- Ac Recreational Timberland for Sale in
Charlton County, GA
0 Old Moniac Rd
Saint George, GA 31562**

\$125,900
34.95± Acres
Charlton County



**34.95 +/- Ac Recreational Timberland for Sale in Charlton County, GA
Saint George, GA / Charlton County**

SUMMARY

Address

0 Old Moniac Rd null

City, State Zip

Saint George, GA 31562

County

Charlton County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

30.440255 / -82.144616

Acreage

34.95

Price

\$125,900



34.95 +/- Ac Recreational Timberland for Sale in Charlton County, GA Saint George, GA / Charlton County

PROPERTY DESCRIPTION

34.95 +/- Acres Timber & Hunting Land for Sale in Charlton County, GA

Excellent timber investment and hunting tract located in Charlton County, Georgia, just north of the Florida state line. This 34.95 +/- acre property features merchantable pine timber planted in 1999 and third-row thinned in 2013. Surrounded by large timber tracts, the property offers outstanding privacy and excellent hunting opportunities for deer, turkey, and hogs.

Access is provided through a 40-foot deeded easement from Old Moniac Road. Whether you're looking for a recreational getaway, or hunting property. This tract offers a great opportunity in a convenient location.

Property Features:

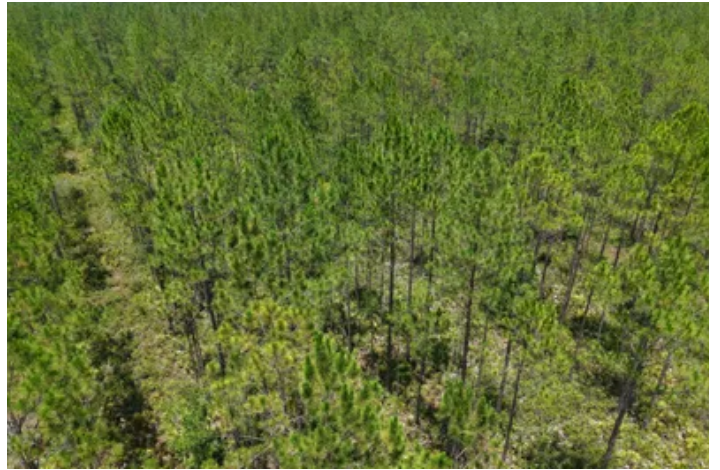
- 34.95 +/- Acres in Charlton County, GA
- Merchantable Pine Timber Planted in 1999
- Third-Row Thinned in 2013
- Great Deer, Turkey, and Hog Hunting
- Surrounded by Large Timber Tracts
- Private Setting with Good Access
- 40-Foot Deeded Easement from Old Moniac Road
- Additional Adjoining Acreage Available

Location:

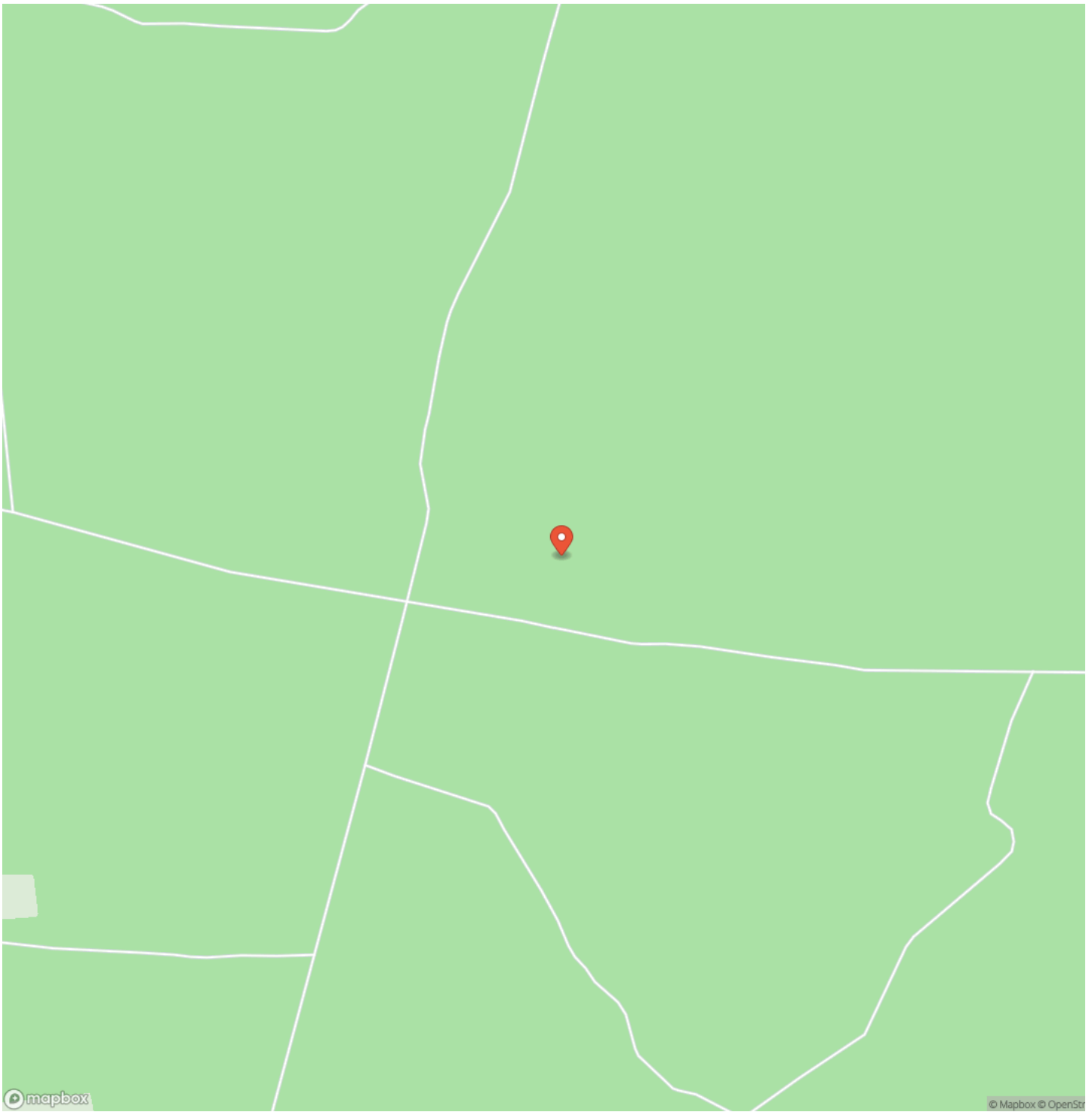
- 20 Minutes to Macclenny, FL
- 45 Minutes to Jacksonville, FL
- 2 Hours to Daytona Beach, FL
- 2 Hours 40 Minutes to Orlando, FL
- 3 Hours to Tampa, FL
- 4 Hours to Jupiter, FL

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.

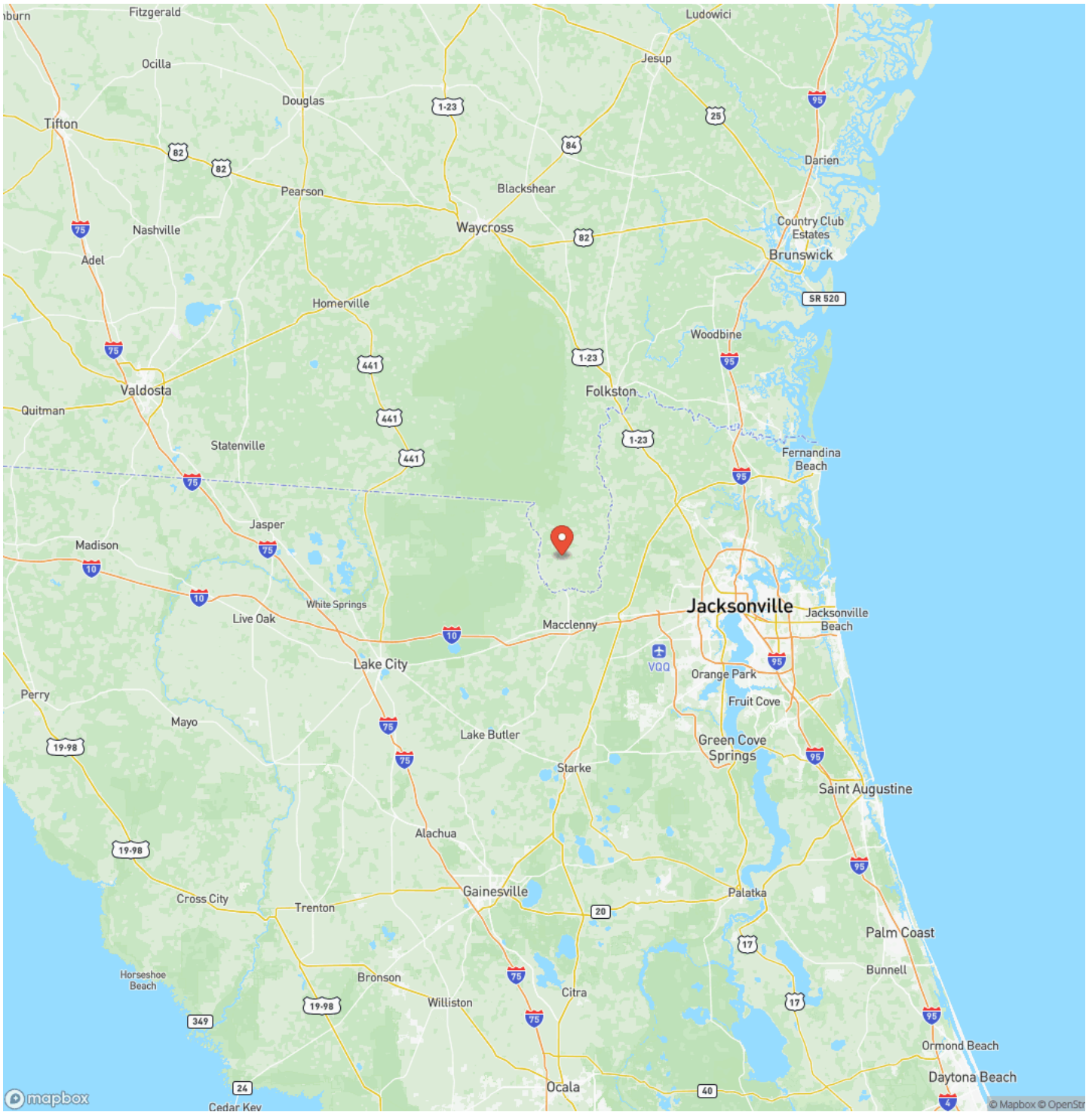
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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