

35 +/- Acres For Sale Ware County GA
0 James Street
Manor, GA 31550

\$75,000
35.300± Acres
Ware County

PROPERTIES
COASTAL LAND AND REAL ESTATE
America's Land Specialist



35 +/- Acres For Sale Ware County GA
Manor, GA / Ware County

SUMMARY

Address

0 James Street

City, State Zip

Manor, GA 31550

County

Ware County

Type

Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

31.100986 / -82.557371

Acreage

35.300

Price

\$75,000

Property Website

<https://www.mossyoakproperties.com/property/35-acres-for-sale-ware-county-ga-ware-georgia/113205/>



35 +/- Acres For Sale Ware County GA Manor, GA / Ware County

PROPERTY DESCRIPTION

Located just outside Manor, GA, this 35 +/- acre tract offers a versatile opportunity for anyone seeking land for a homestead, recreational retreat, or longterm investment. A majority of the property has been freshly timbered, giving buyers a clean slate to shape the land to their needs-whether that's building, planting, hunting, or future development.

The property features dirt road frontage with power available at the road, making it easy to begin improvements right away. With no restrictions, you have the freedom to bring your vision to life: homesite, minifarm, weekend getaway, or a land investment.

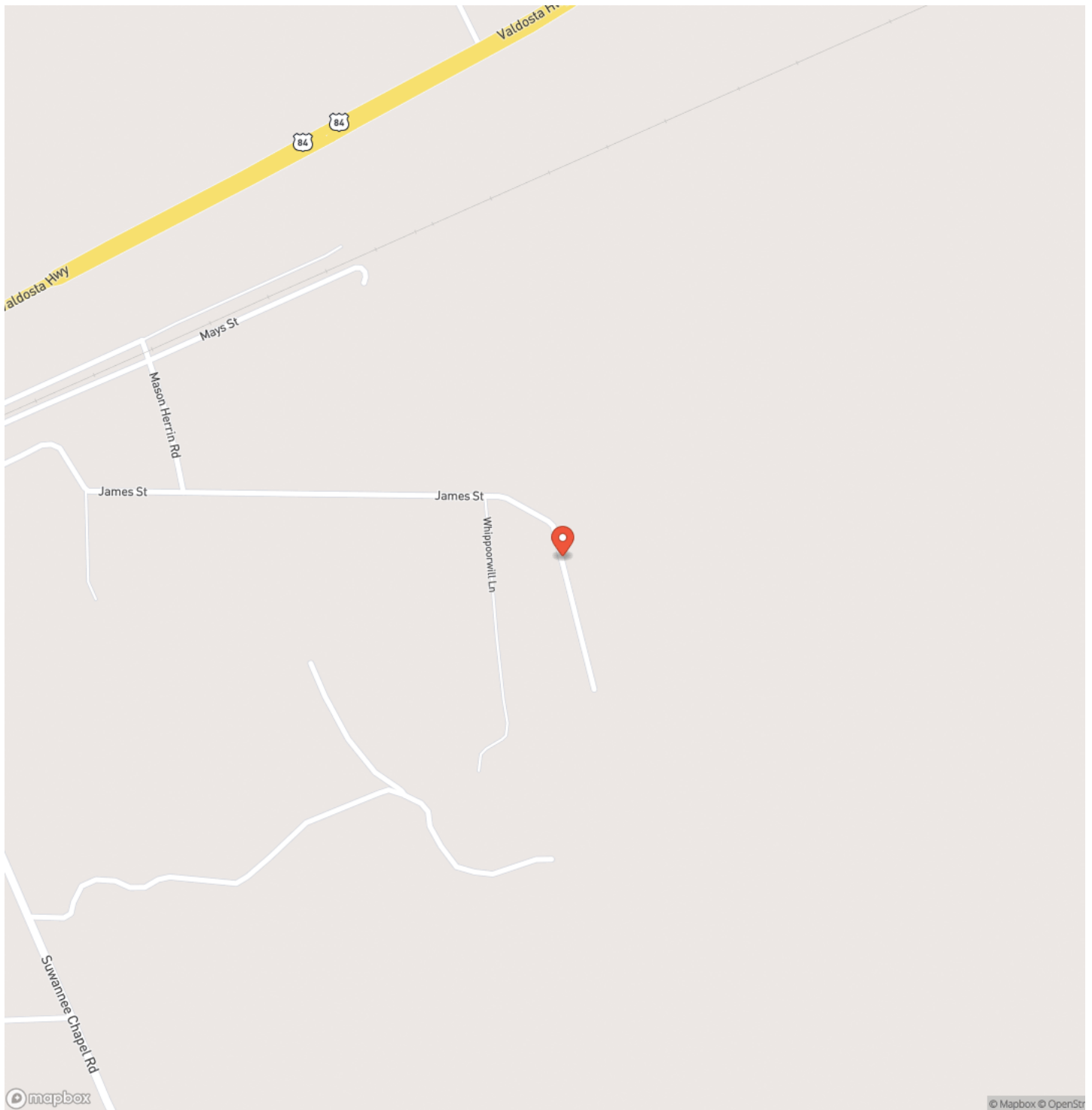
Location Highlights:

- 18 ± minutes to Waycross, GA
- 15 ± minutes to Homerville, GA
- 48 ± minutes to Valdosta, GA
- 1 hour 18 minutes to Brunswick, GA
- 1 hour 45 minutes to Jacksonville, FL

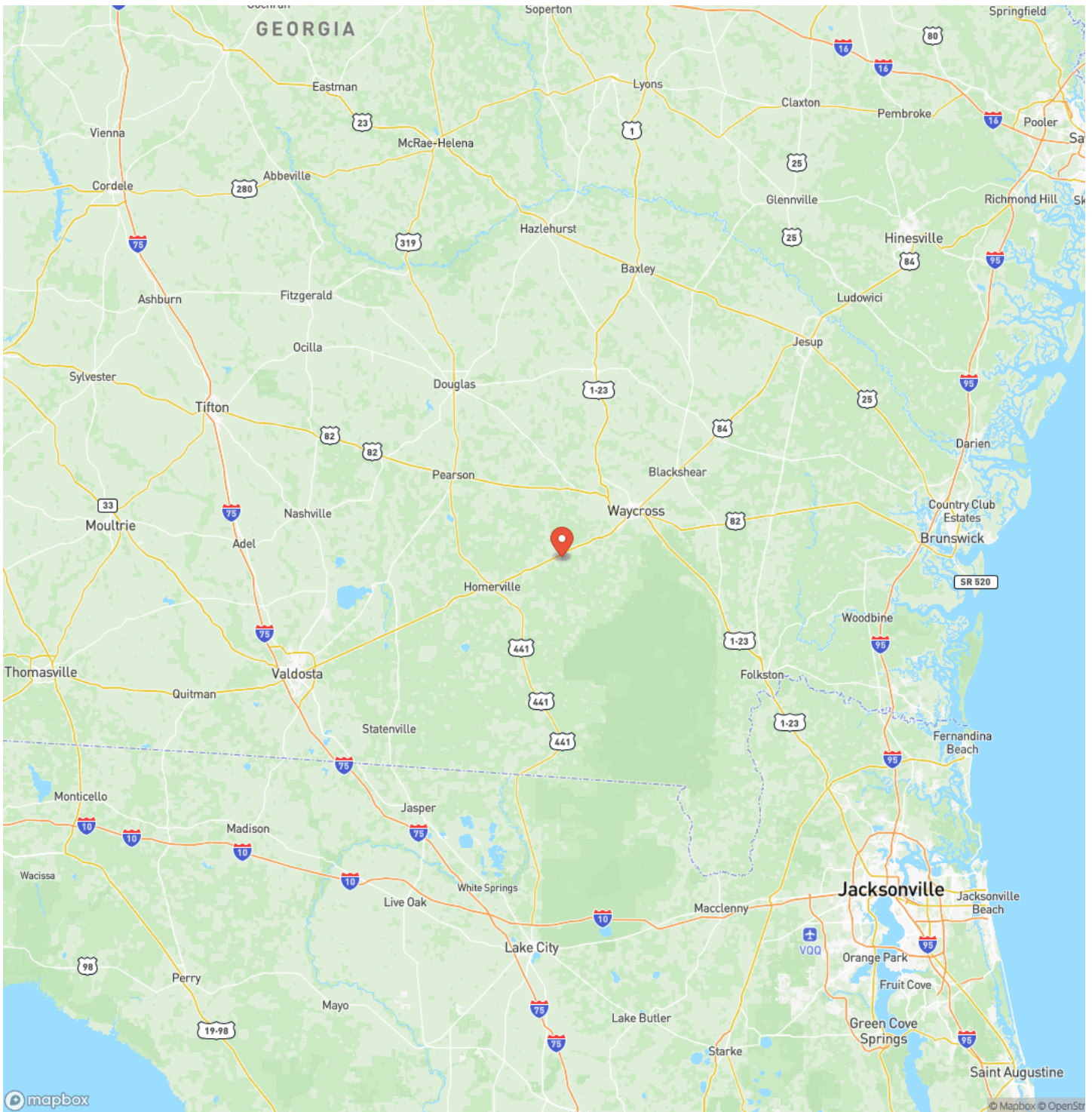
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Manor, GA / Ware County



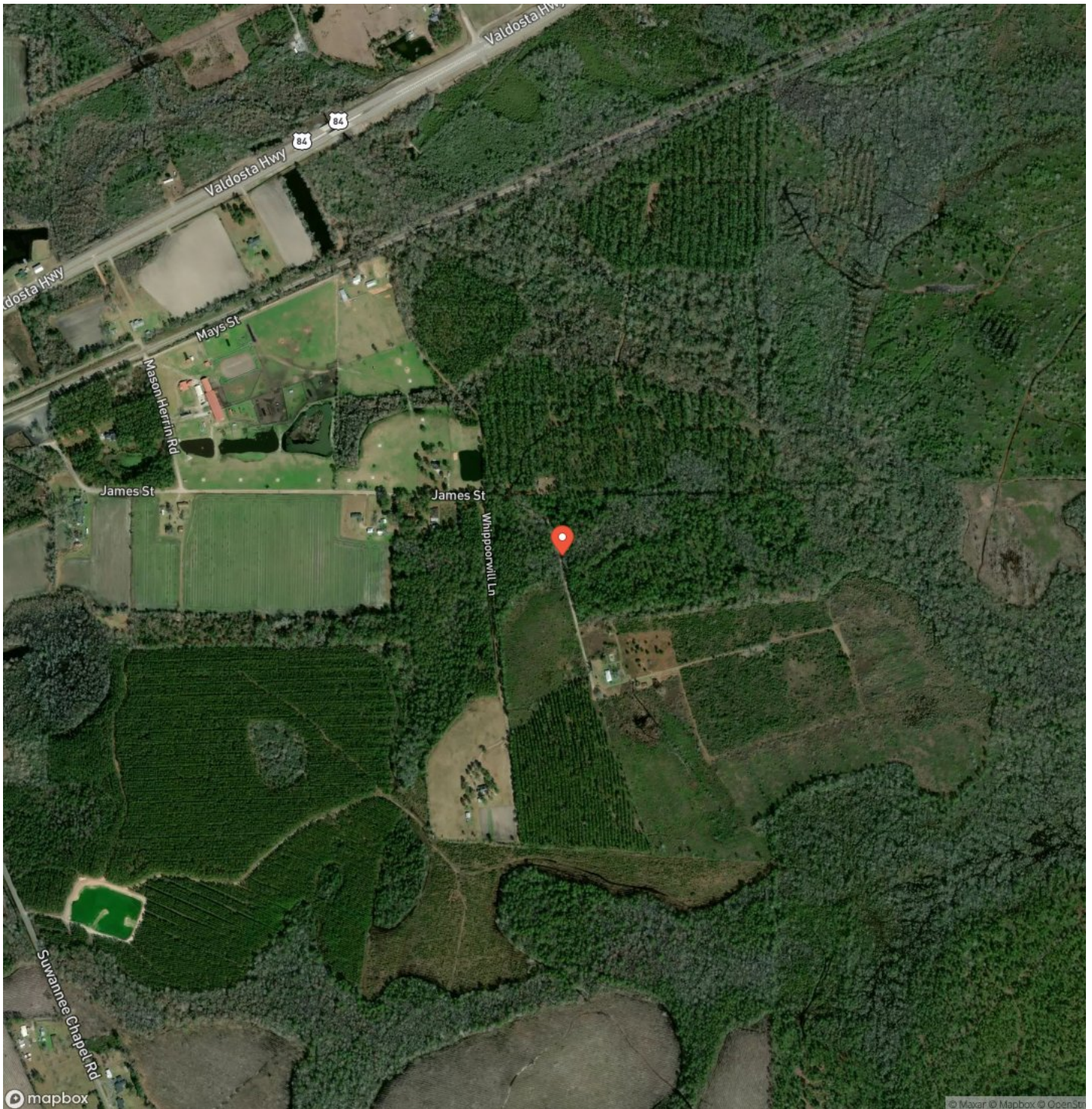
Locator Map



Locator Map



Satellite Map



35 +/- Acres For Sale Ware County GA Manor, GA / Ware County

LISTING REPRESENTATIVE

For more information contact:



Representative

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309 Arnow Court

City / State / Zip

NOTES

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

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<https://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

<https://mossyOakproperties.com/>

