

**5± ACRES**  
**EMANUEL COUNTY, GA**  
**\$50,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE SM

OFFICE (478) 382-2880 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE EMANUEL 5

# PROPERTY PROFILE

## LOCATION:

- 2837 Highway 56  
Midville, GA 30441
- Emanuel County
- 2± Miles W of McKinney's  
Pond Restaurant
- 2± Miles S of the Ogeechee River
- 14.6± Miles NE of Swainsboro

## COORDINATES:

- 32.78843, -82.24440

## TAX INFORMATION:

- \$296.96 (2025)

## PROPERTY USE:

- Potential Home/Cabin Site
- Hunting & Fishing
- Recreational

## PROPERTY INFORMATION:

- 5± Total Acres
- 1± Cleared Acre
- Paved Road Frontage
- Well On-Site
- Electricity On-Site
- Deer/Turkey/Small Game
- Perc Test Completed



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**HUNTER BARGERON**

LAND SPECIALIST

C: 912-850-0095

O: 478-382-2880

[hbargeron@smalltownproperties.com](mailto:hbargeron@smalltownproperties.com)

125 Pine Brook Drive - Rocky Face, GA 30740

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE EMANUEL 5

**WELCOME TO THE EMANUEL 5: A 5± ACRE LOT WITH 1± CLEARED ACRE FOR A HOME OR CABIN SITE, LOCATED JUST OUTSIDE OF MIDVILLE, GEORGIA, IN EMANUEL COUNTY.** Only a 5± minute drive to both the Ogeechee River and the historical McKinney's Pond Restaurant, the Emanuel 5 is rural but still close to town. The front of the lot is open, ready for a home, with a wooded area in the back, perfect for hunting deer and other wildlife.

A perc test has been completed, and the property has 340± feet of paved road frontage on Highway 56. Electricity and a well are available on-site, but the well needs repairs. If you are looking for a spot to build, or even place a mobile home, then the Emanuel 5 is worth a look.

**Contact Hunter Bargeron today to schedule a private showing and experience #TheSmallTownWay.**



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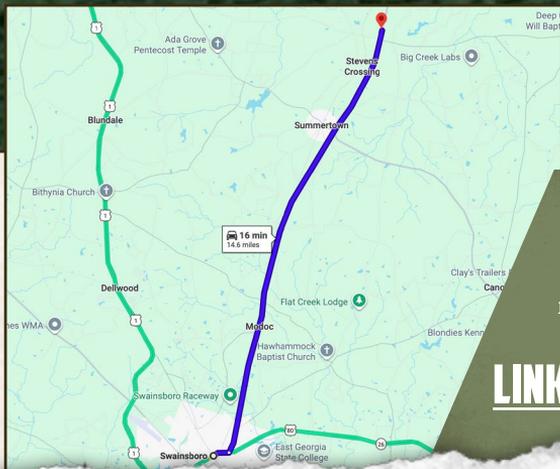
5± ACRES

EMANUEL COUNTY, GEORGIA

land id. LINK

✠  
Rountree  
Island Church

56



Directions From Swainsboro, GA:  
Travel on GA-56 North for 14.6  
miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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