

BULLOCH SANDS 3
Highway 301
Statesboro, GA 30458

\$139,400
16± Acres
Bulloch County



BULLOCH SANDS 3
Statesboro, GA / Bulloch County

SUMMARY

Address

Highway 301

City, State Zip

Statesboro, GA 30458

County

Bulloch County

Type

Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

32.552 / -81.7181

Acreage

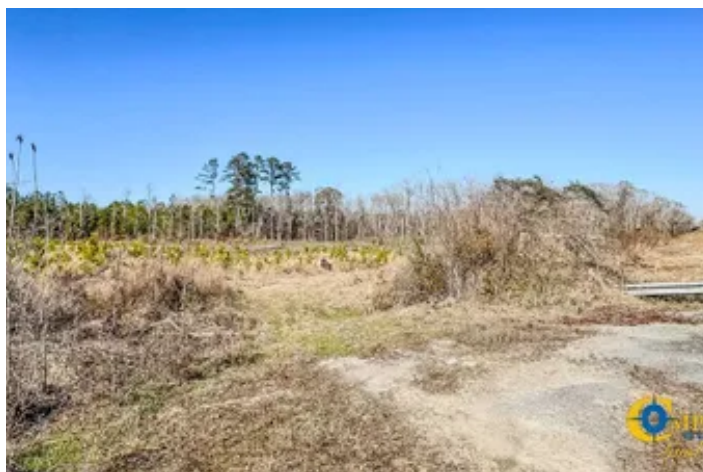
16

Price

\$139,400

Property Website

<https://compasslandpartners.com/property/bulloch-sands-3-bulloch-georgia/91148/>



BULLOCH SANDS 3

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PROPERTY DESCRIPTION

Discover the exceptional opportunity to own +/- 16 acres of versatile land in beautiful Bulloch County, Georgia. This property features +/- 13 acres of 2-year-old planted loblolly pines, perfect for those seeking timber investment or serene natural surroundings. In addition, +/- 3.5 acres of mature Ogeechee River bottomland swamp add a unique ecological feature, ideal for wildlife enthusiasts. The land boasts approximately 2,000 feet of road frontage on State Highway 301, complete with one existing driveway for easy access. With multiple home site possibilities, this property offers flexibility to create your dream rural retreat, build a family home or pursue other development opportunities.

Location Highlights

While this property is perfectly situated for convenience, it also offers peaceful country living. It is located just 8 miles north of Statesboro and 15 miles south of Sylvania, providing quick access to everyday amenities. For those working or commuting, the property is approximately 35 miles from the Hyundai Plant and just 45 miles from Savannah-Hilton Head International Airport. This prime location allows for both easy travel and a quiet lifestyle.

Soil Analysis and Development Potential

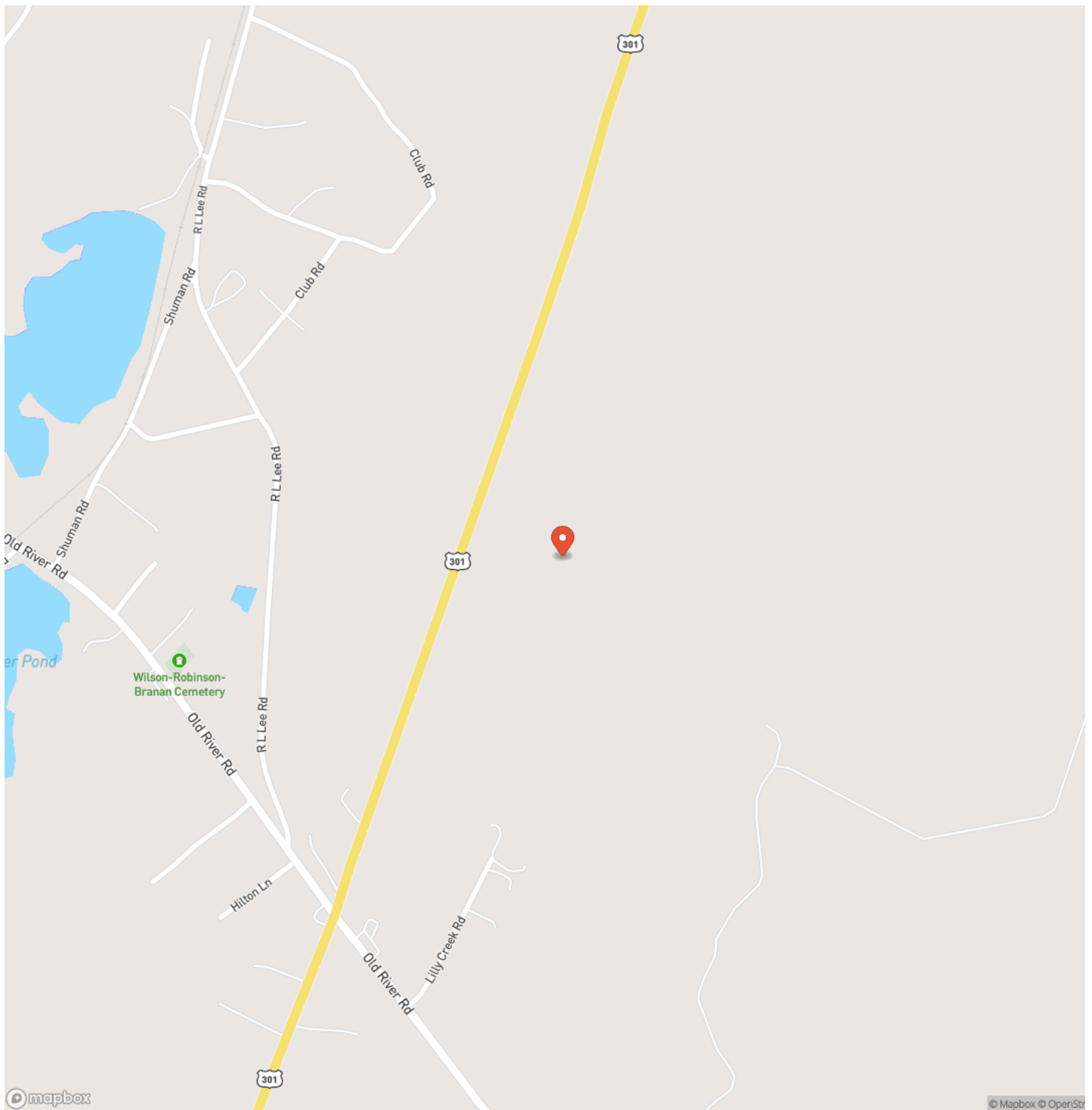
A level 2 soil analysis has been completed, and the results are highly favorable for development. Whether you're considering building a home, starting a farm or exploring other projects, the positive soil results offer confidence in the property's potential. The full soil analysis report is available upon request for interested buyers. Contact Us Today Don't miss this opportunity to own a unique property in Bulloch County, GA. Reach out today to request the soil analysis report, learn more about the property or schedule a visit. Whether you're looking for an investment or the perfect place to build, this property is waiting for you. SELLERS ARE GEORGIA LICENSED REAL ESTATE BROKERS



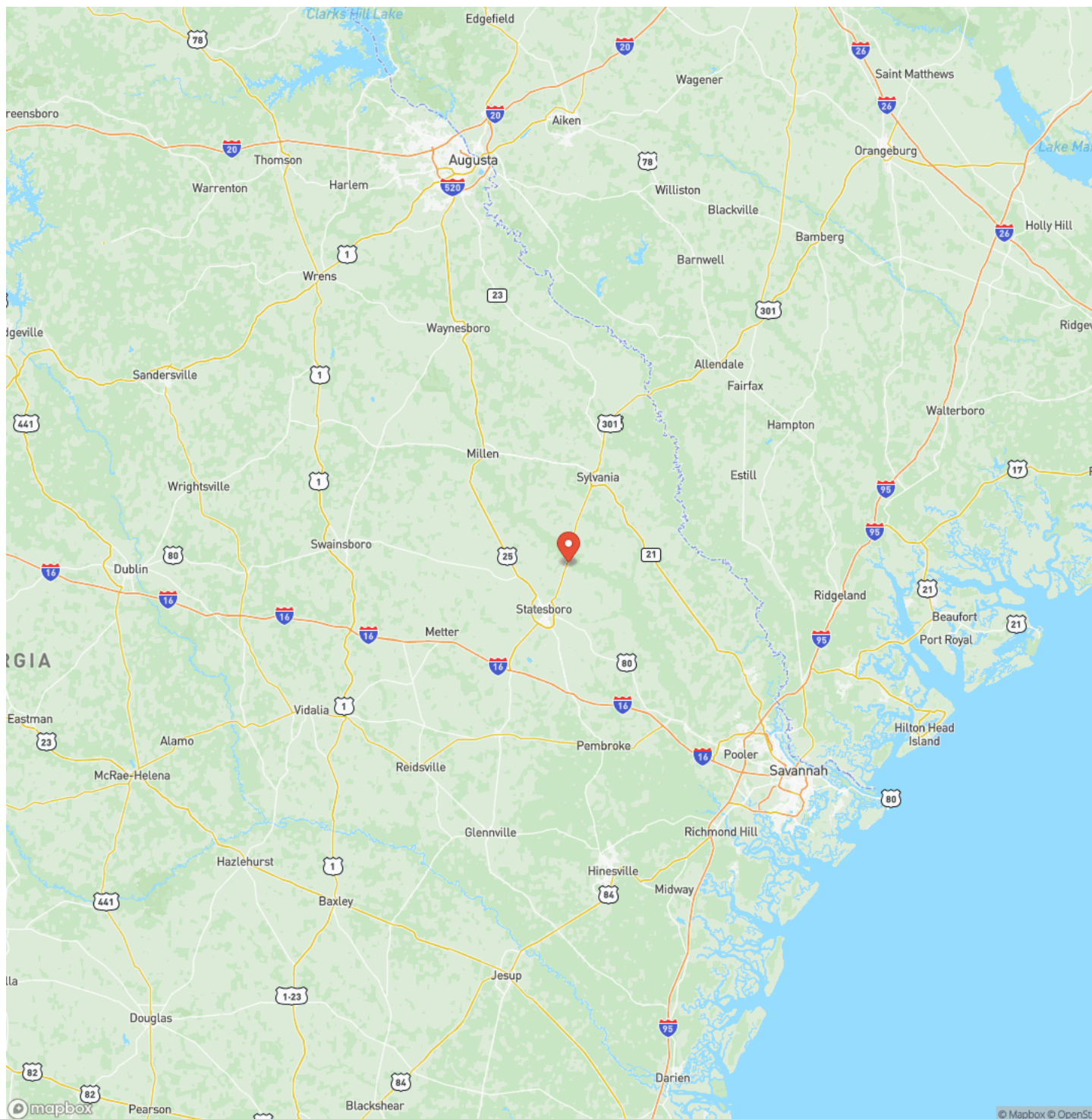
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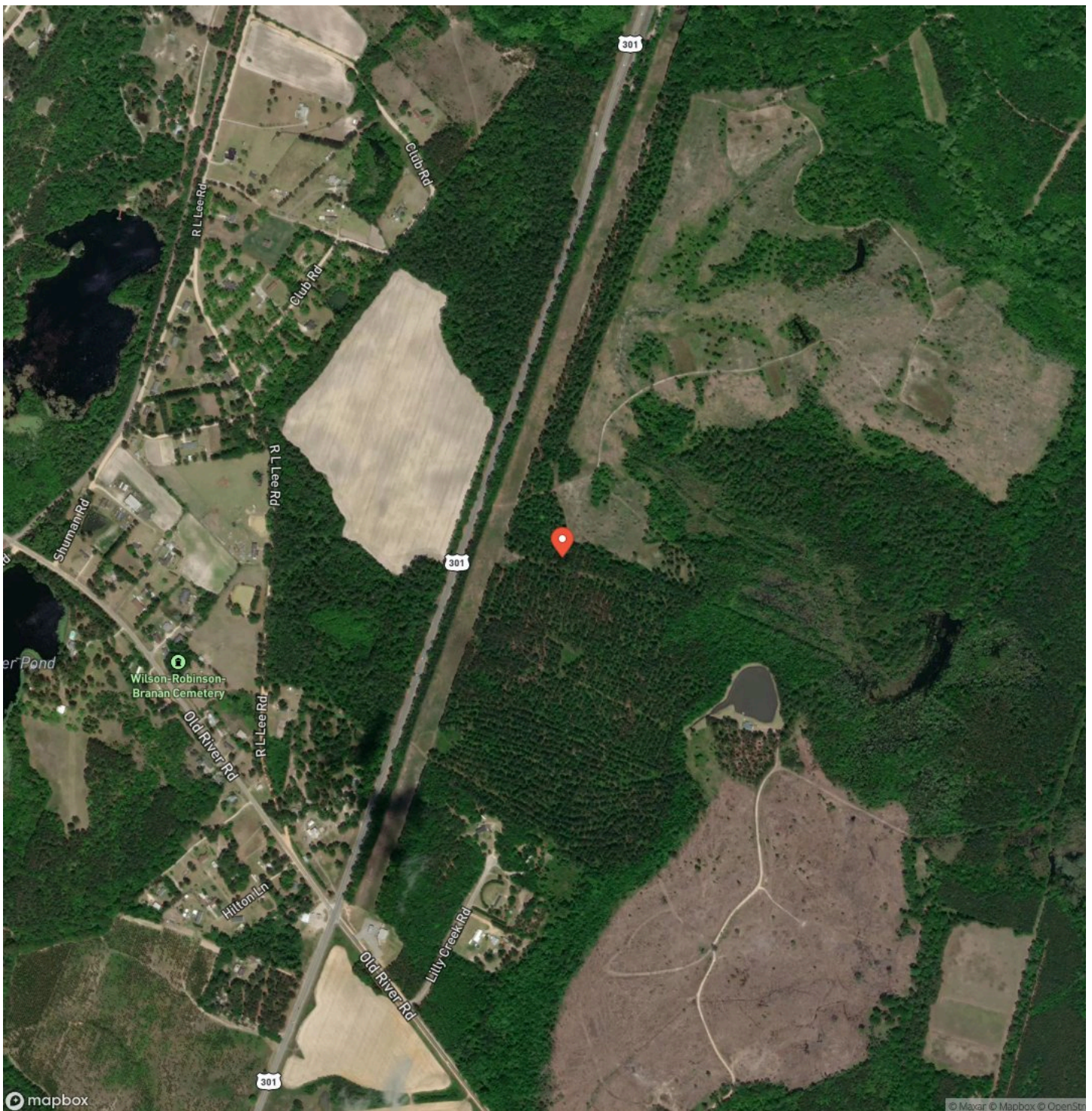
Locator Map



Locator Map



Satellite Map



BULLOCH SANDS 3
Statesboro, GA / Bulloch County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rob Skinner

Mobile

(843) 538-6823

Email

rob@compasssouth.com

Address

City / State / Zip

NOTES



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<https://compasslandpartners.com/>

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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