

**WILLIAMS CENTRAL TRACT 1**  
Highway 84  
Du Pont, GA 31630

**\$308,100**  
158± Acres  
Clinch County



**WILLIAMS CENTRAL TRACT 1**  
**Du Pont, GA / Clinch County**

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**SUMMARY**

**Address**

Highway 84

**City, State Zip**

Du Pont, GA 31630

**County**

Clinch County

**Type**

Recreational Land, Undeveloped Land, Timberland, Hunting Land, Lot

**Latitude / Longitude**

31.01139 / -82.84222

**Acreage**

158

**Price**

\$308,100

**Property Website**

<https://compasslandpartners.com/property/williams-central-tract-1-clinch-georgia/91040/>



## **WILLIAMS CENTRAL TRACT 1**

### **Du Pont, GA / Clinch County**

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#### **PROPERTY DESCRIPTION**

Welcome to the Williams Central Tract 1, a beautiful +/- 158-acre property located in Du Pont, Georgia. This prime timber tract offers the best of both worlds with its central location, conveniently situated just 35-minutes from Waycross, Georgia, and 30 minutes from Valdosta, Georgia.

The peaceful setting and accessibility make this property an ideal choice for those seeking a blend of serenity and convenience. This tract includes an impressive +/- 1,300 feet of road frontage along Highway 84, offering easy access to the property. The timber on the property consists of pre-merchantable pine plantation and merchantable natural mixed hardwood, adding to the land's natural beauty and potential value. Whether you're an outdoor enthusiast looking for adventure or someone seeking to create a tranquil rural home site, Williams Central Tract 1 provides a variety of options in a highly desirable location that is sure to please.

Contact us today to schedule a showing!

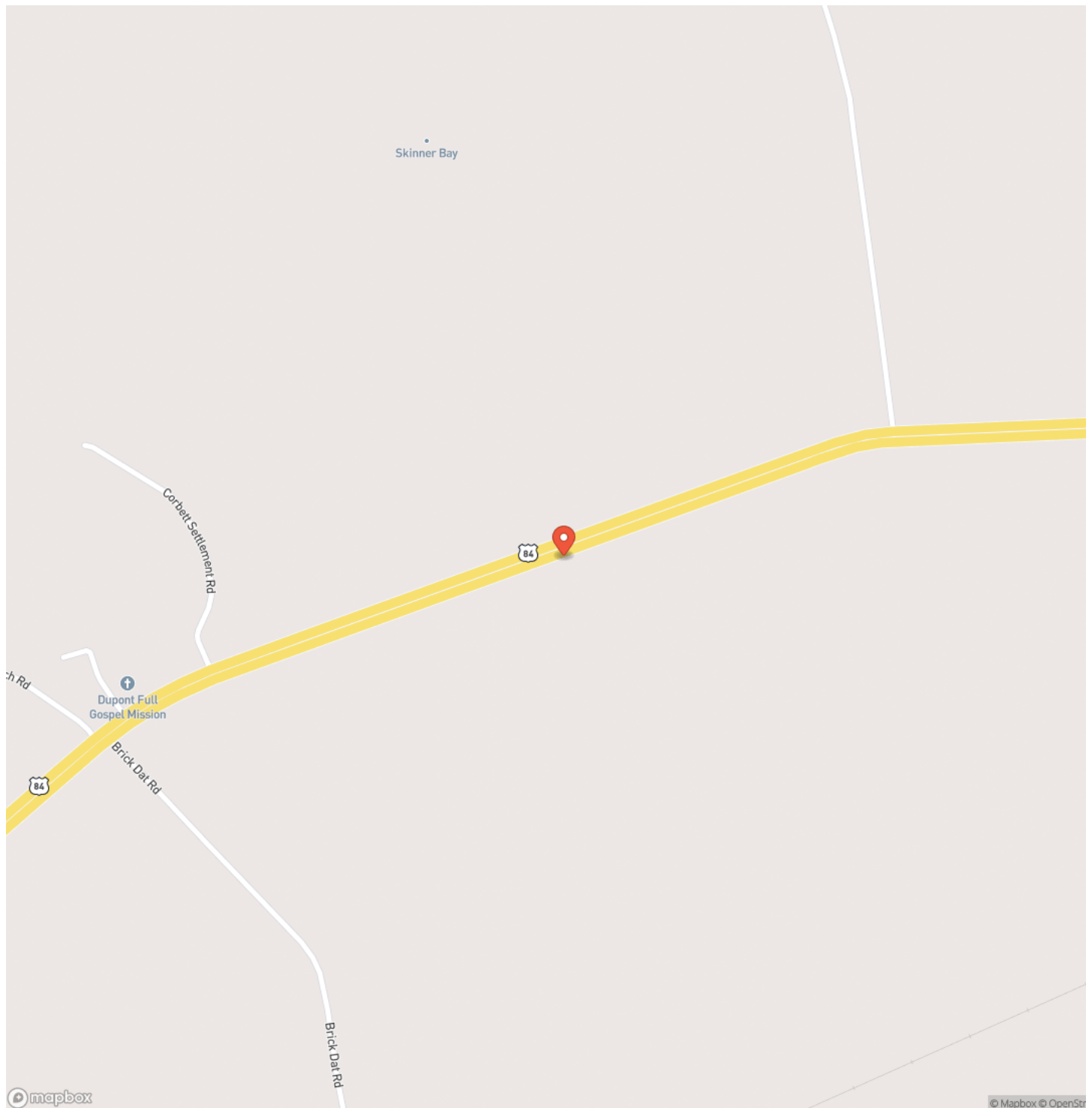


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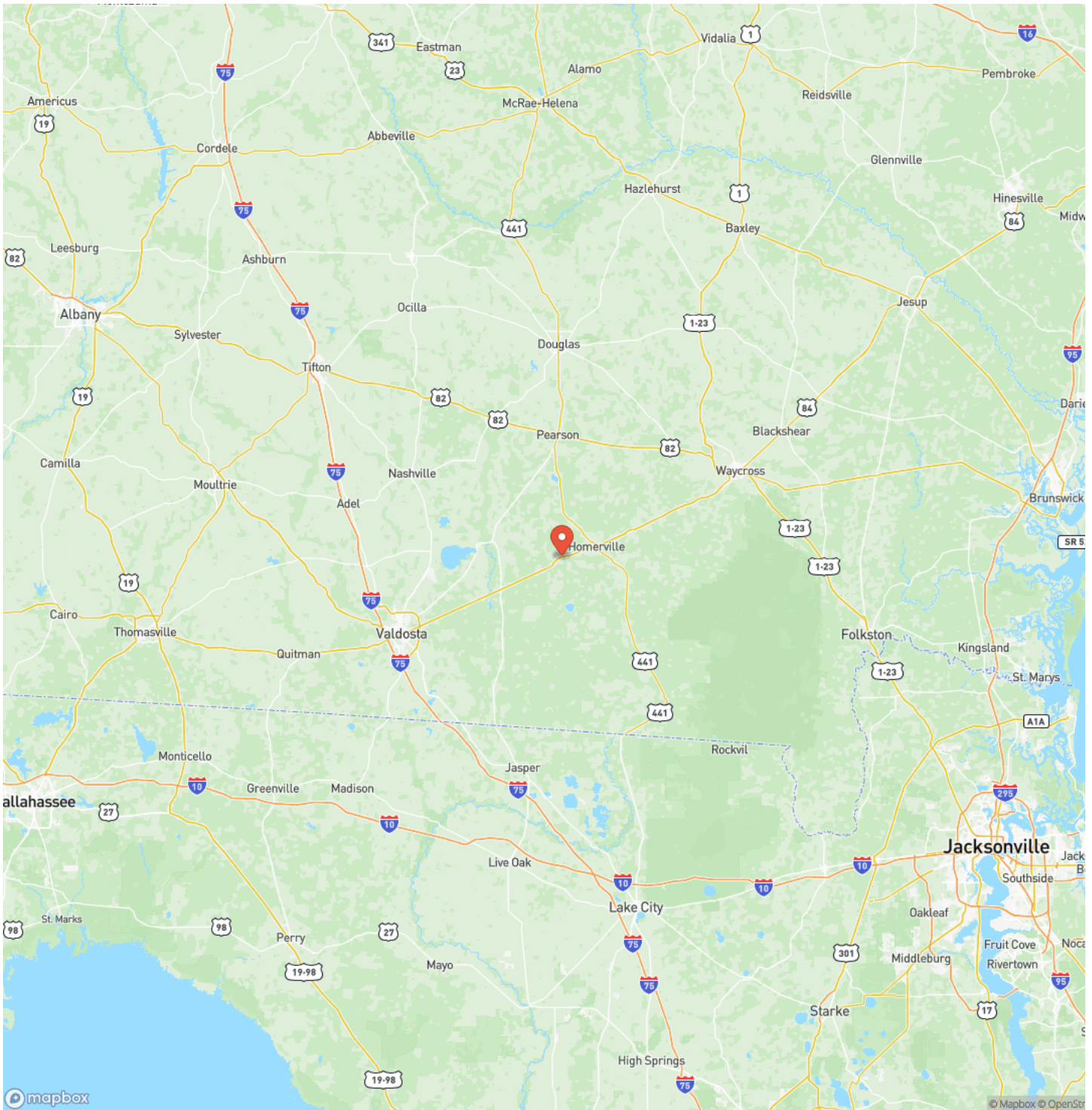
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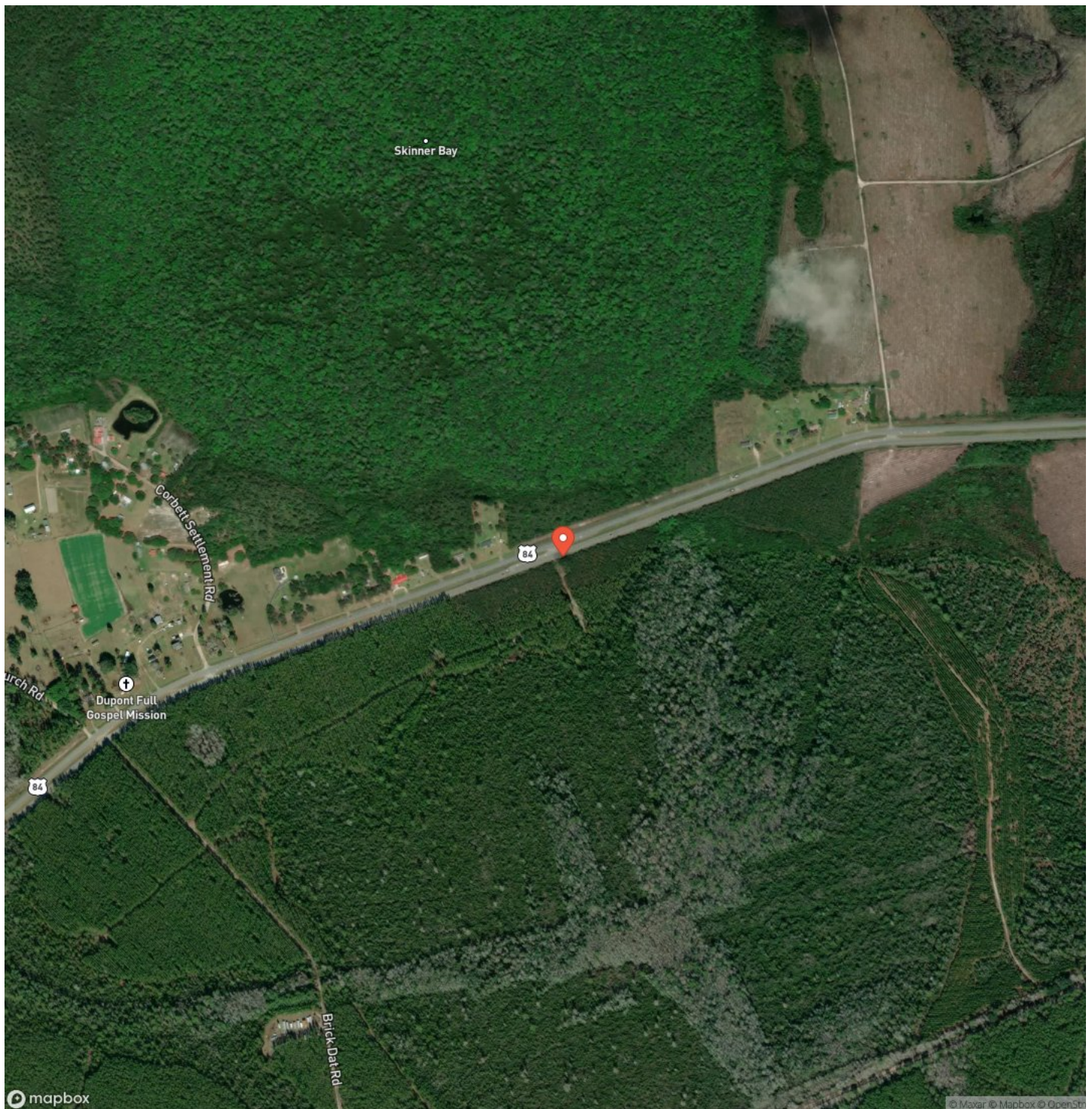
## Locator Map



## Locator Map



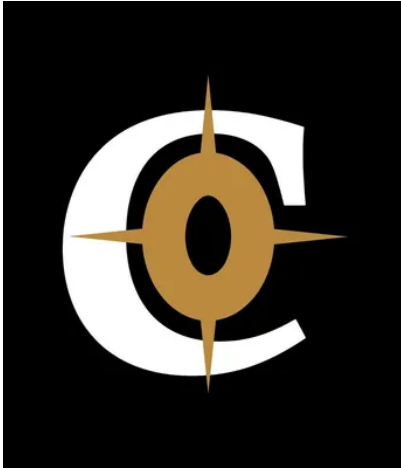
## Satellite Map



**WILLIAMS CENTRAL TRACT 1**  
**Du Pont, GA / Clinch County**

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

## Compass South Land Sales

## Mobile

(800) 731-2278

## Office

(843) 538-6814

## Email

landsales@compasssouth.com

## Address

452 Upchurch Ln

## City / State / Zip

## NOTES



## 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.



**<https://compasslandpartners.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.



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**Compass Land Partners**  
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