



38 ACRES



## 38 Acres Live Oak Retreat in Little Saint Marys River

 **Charlton County**

 **38 +/- Acres**

 **\$549,900.00**

Welcome to 38 beautiful acres on Highway 185 in Charlton County, Georgia, located along the scenic Little St. Mary's River. This tract offers privacy, mature timber, and a charming river home tucked beneath some of the most impressive live oaks you'll find in South Georgia - all within 30 minutes of the edge of Jacksonville, Florida.

This home sits in a truly special setting, surrounded by large live oaks that create a classic South Georgia landscape. Whether you're looking for a river getaway, a quiet homesite, or a recreational retreat, this property delivers. The combination of river frontage, mature timber, and proximity to Jacksonville makes this tract both enjoyable and valuable.



**Carter Group**  
KW GOLDEN ISLES  
KELLERWILLIAMS. REALTY

**Ryker Carter**   
ryker@cartergroupland.com  
 912.575.7766 |  912.551.8349

