

**380+/- Acre Timberland with a Pond for Sale in Camden
County, GA**
0 Old Post Road
White Oak, GA 31568

\$2,015,000
380± Acres
Camden County



380+/- Acre Timberland with a Pond for Sale in Camden County, GA White Oak, GA / Camden County

SUMMARY

Address

0 Old Post Road

City, State Zip

White Oak, GA 31568

County

Camden County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

31.041934 / -81.860292

Acreage

380

Price

\$2,015,000

Property Website

<https://www.mossyoakproperties.com/property/380-acre-timberland-with-a-pond-for-sale-in-camden-county-ga-camden-georgia/76086/>



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PROPERTY DESCRIPTION

380+/- Ac Old Post Timber Tract

An Excellent Recreational Homesite with a The Old Post Tract has been held by one family for decades and has solely been managed for pine timber and hunting. The property has an abundance of Deer and Turkey, along with wild hogs and other small game making it a hunter's paradise. The Property has both Oak Hammock, Longleaf Planted Pine that provide a straw annual income, and some Natural Pine / Hardwood areas. The oldest longleaf was established in 2005 and the youngest in 2014. Close proximity to Multiple Paper, Pellet and Saw Mills that makes short hauls and high returns on timber. This is one of the strongest wood markets in the southeast region of the US.

Being on the coast of Georgia also has a long-term real estate value as a HBU (Higher and Better Use) Tract for future development and or division. The property has 0.7+/- miles of paved road frontage on GA Hwy 259 and over a mile of county-maintained dirt road frontage on Old Post Rd allowing for easy division. Easy access to power. Less than 40+/- minutes to the Jacksonville International Airport Exit & River City Mall, and WildLight Community there is a lot of potential. The only 30 minutes to ever expanding Brunswick Port, one of only two ports in Georgia. Kings Bay Naval Submarine Base in St. Marys, Ga is only 30 minutes away. Easy Ride to St. Simons Island, Jekyll Island or Amelia Island, FL.

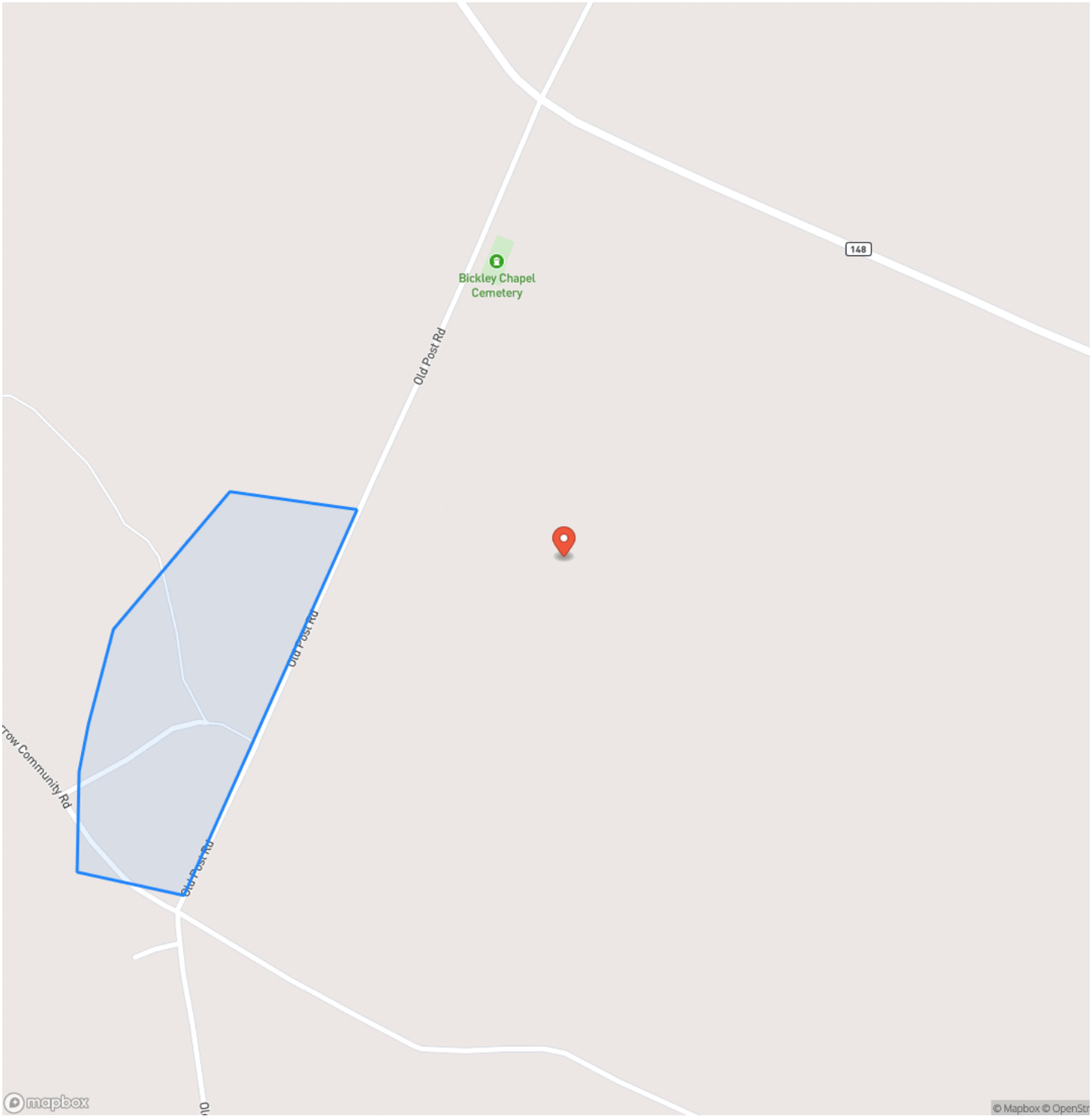
- 380+/- Acres Located in Camden County, GA
- Excellent Deer & Turkey Hunting
- Over 1.7 miles of Paved & County Dirt Road Frontage.
- Merchantable and Pre-merchantable Timber
- 75%+/- Planted in Longleaf Pine Production
- Close Proximity to Multiple Mills and within a Strong Timber Market
- 100+/- Acres in Pine Straw Production
- Close Proximity to both Saltwater & Freshwater Boat Ramps
- Close to Current and Future Development
- Close to Port of Brunswick and Interstate I-95
- Close to FLETC and Naval Station Kings Bay Nuclear Sub Base

For more information or a private showing contact Terrell Brazell with Mossy Oak Properties at [912-674-2700](tel:912-674-2700) or tbrazell@mossyoakproperties.com

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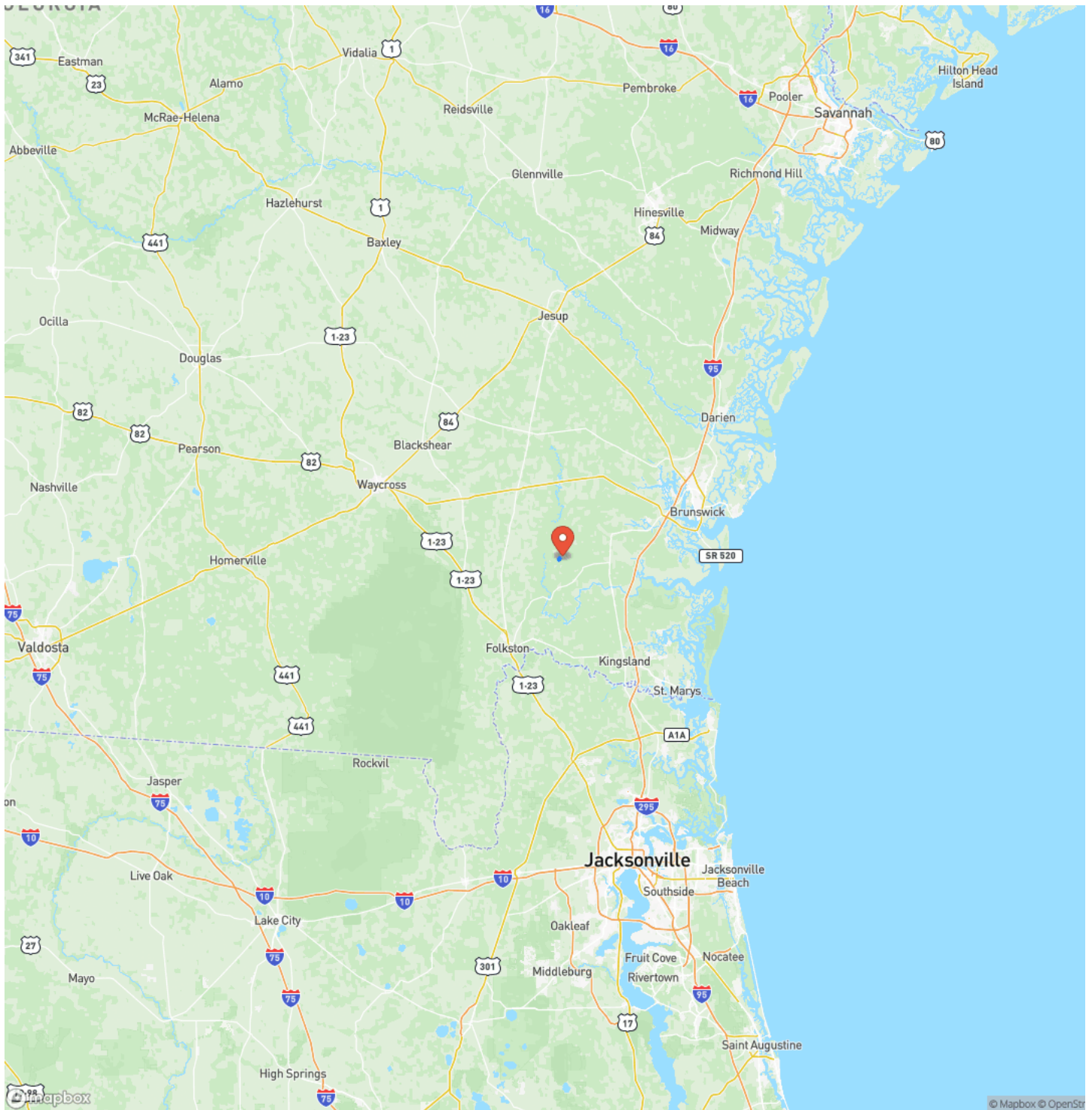


Locator Map

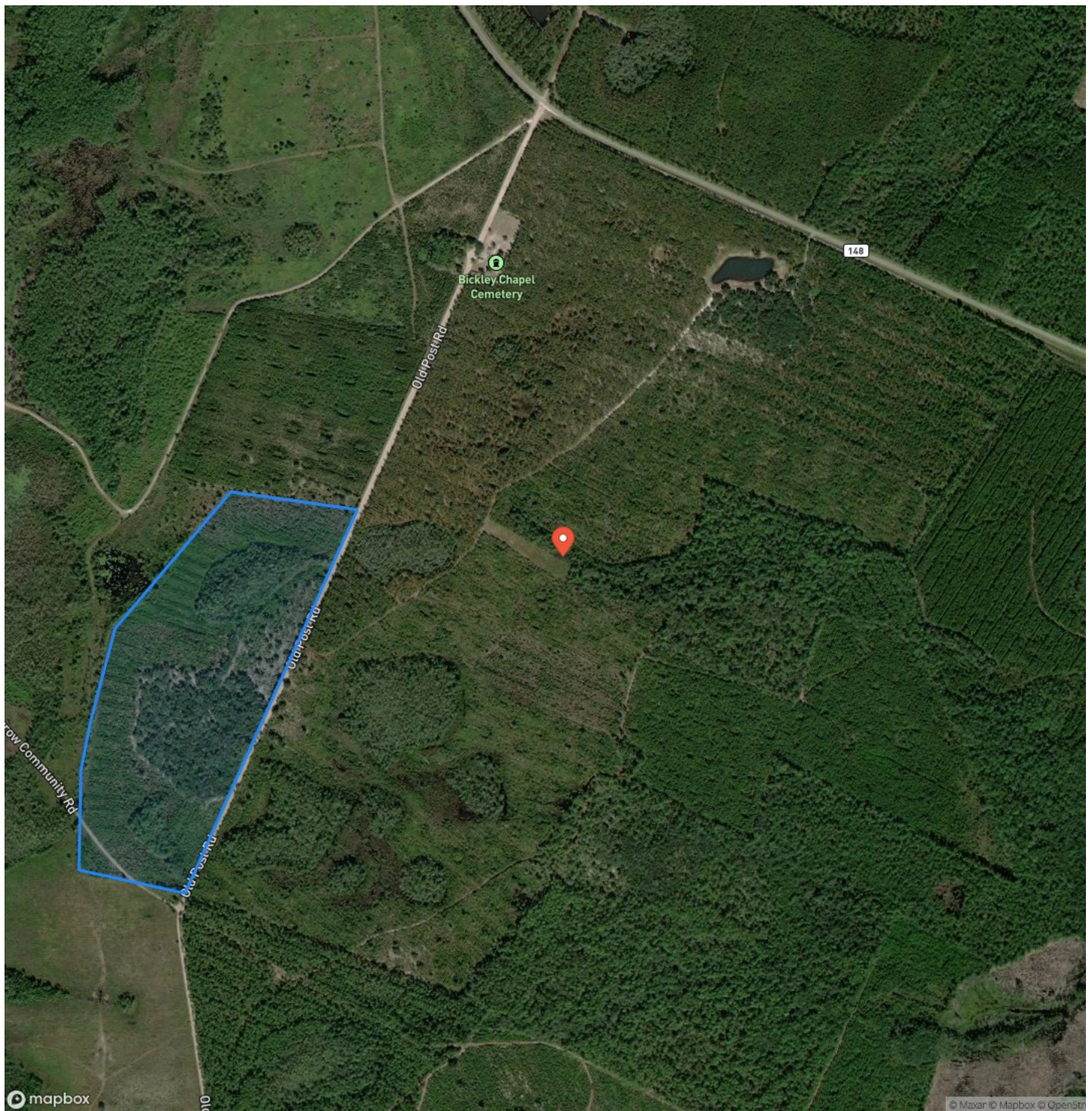


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Terrell Brazell

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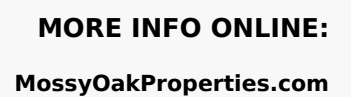
Address

309 Arnow Court

City / State / Zip

NOTES

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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.

Mossy Oak Properties Coastal Land and Real Estate

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