

125+/- Ac Land For Sale in Camden County, GA  
2455 GA Hwy 110  
Woodbine, GA 31569

**\$899,000**  
125.87± Acres  
Camden County



## 125+/- Ac Land For Sale in Camden County, GA Woodbine, GA / Camden County

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### **SUMMARY**

**Address**

2455 GA Hwy 110 2273 Ga Hwy 110

**City, State Zip**

Woodbine, GA 31569

**County**

Camden County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

30.864668 / -81.861786

**Taxes (Annually)**

\$2,494

**Dwelling Square Feet**

2,112

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

125.87

**Price**

\$899,000



## 125+/- Ac Land For Sale in Camden County, GA Woodbine, GA / Camden County

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### **PROPERTY DESCRIPTION**

#### **125+/- Acres Land for Sale in Camden County, GA with Home & Pond**

Excellent Hunting and Recreational Timberland Tract with an Main Home on a Pond. Natrual timber with Live Oaks. Mixed Hardwoods and Mature Pine make this property unique to this region of Georgia. With interior roads and trails already in place you can easily access the property and not have to build everything from scratch. A large central food plot with a well built tower stand offers ready to hunt that a new owner can use immediately. The property has a 0.75 Acre Pond behind the main house and small pond further into the property that can be expanded or enjoyed as is. The main home , a modbualr home, was buit in 2013 and is a 3 bedroom / 2 bath home. There is an additional 3 bedroom 1 bath mobile home that has been 85% renovated also on the property with its own well, septic & power. Conveniently located in between Kingsland, Folkston and Woodbine, GA the property is close to dining and shopping. The owner would consider removing the mobile home if desired by the new buyer. Additional adjacent 5 acres and home are also available.

- 125+/- Acres with Pond
- 3 Bdr / 2 bath 2,112 sqft Mobile Home - 2013 with 9' Celings and 6/12 pitch roof
- Existing partially renovated additionl Mobile Home
- Tractor shed / pole barn
- 2 sets of Power, Well and Septic already hooked up
- Natural Timber with Mature Oaks & Pine Mix
- Existing Trail System gives easy access to whole property
- Located in Camden County, GA with great schools
- 20 Minutes to Kingsland and 30 min to Bay Naval Base / St.Marys, GA
- 15 minutes to Folkston or Woodbine, GA
- 40 Minutes to Jacksonville,FL and River City Mall
- 45 Minutes to FLETC, Brunswick and St.Simons Island, GA

Contact Terrell Brazell with Mossy Oak Properties for more information on this property or others like it at [912-674-2700](tel:912-674-2700) or [tbrazell@mossyoakproperties.com](mailto:tbrazell@mossyoakproperties.com)

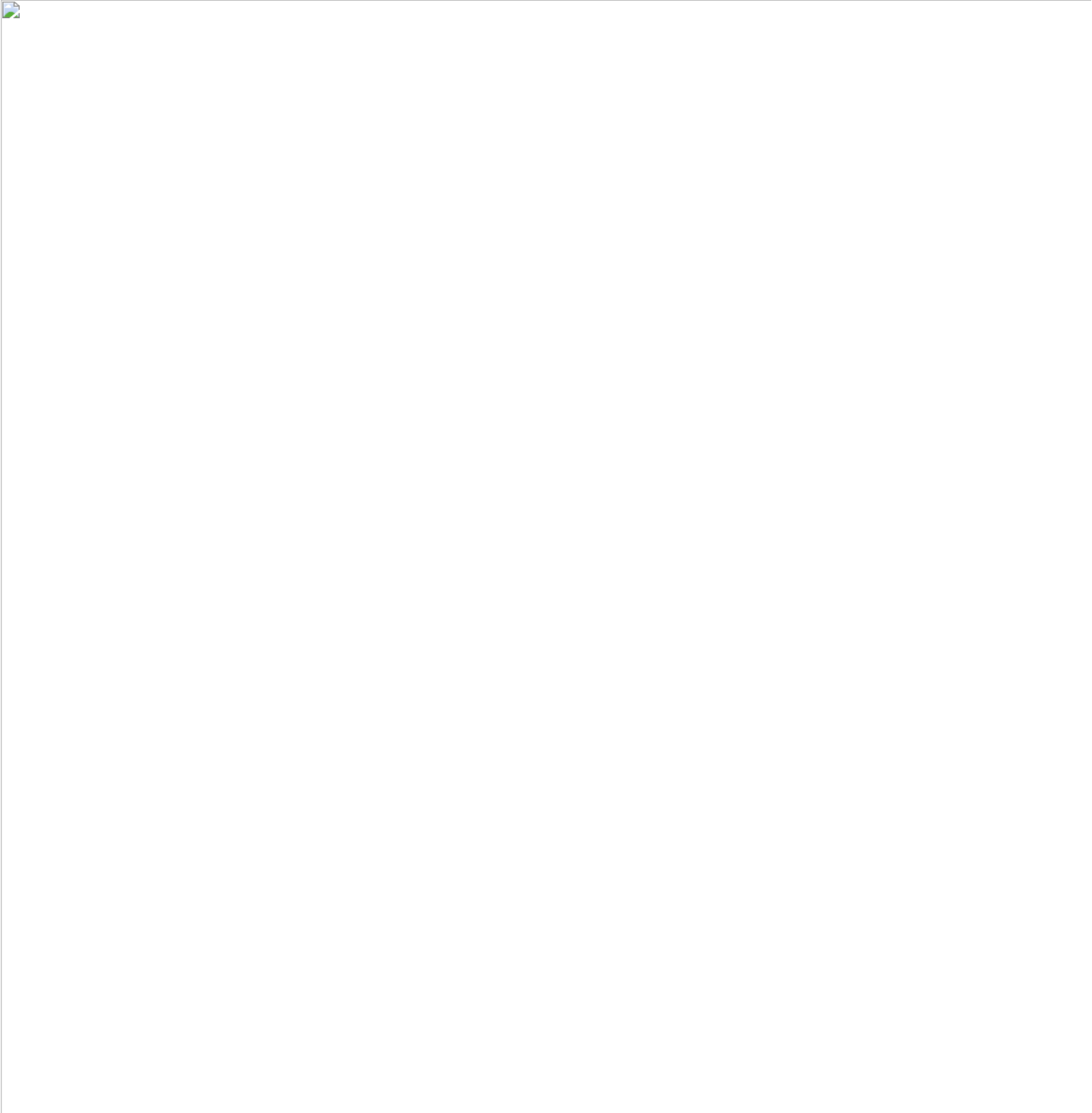
Note: This property is in Camden County, but has a Folkston Address due to US Postal Zip Code Zone. The correct address is 2455 GA Hwy 110 Folkston, GA 31537

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Woodbine, GA / Camden County



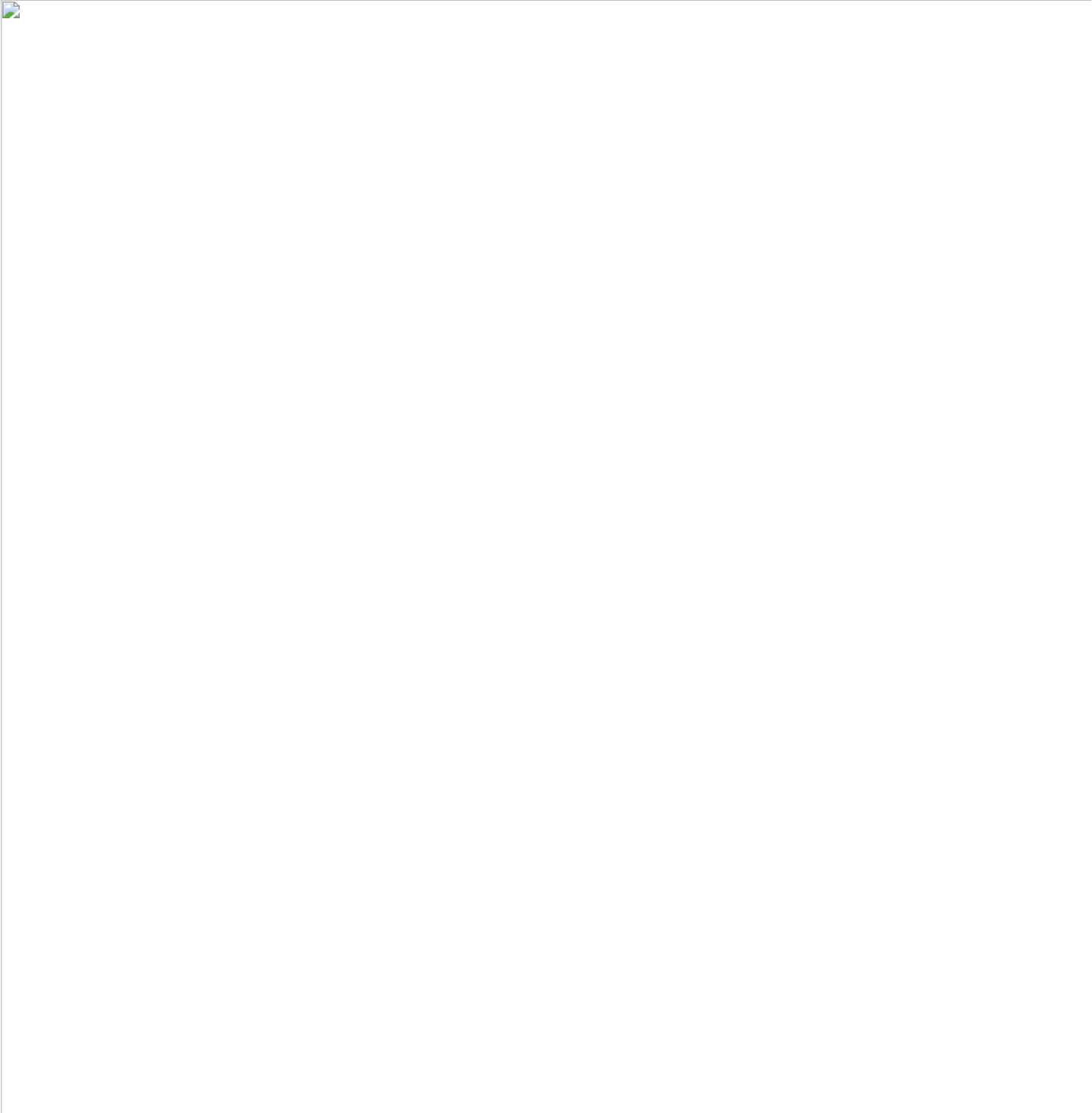
## Locator Map

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## Locator Map

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## Satellite Map

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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.

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