

**120+/- Acres Recreational Timberland for Sale in
Charlton County, GA
Old Moniac Road
Saint George, GA 31562**

\$384,000
120± Acres
Charlton County



120+/- Acres Recreational Timberland for Sale in Charlton County, GA
Saint George, GA / Charlton County

SUMMARY

Address

Old Moniac Road

City, State Zip

Saint George, GA 31562

County

Charlton County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

30.435303 / -82.148205

Taxes (Annually)

1285

Dwelling Square Feet

0

Acreage

120

Price

\$384,000

Property Website

<https://www.mossyoakproperties.com/property/120-acres-recreational-timberland-for-sale-in-charlton-county-ga-charlton-georgia/57849/>



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PROPERTY DESCRIPTION

120+/- Acre Recreational Timberland Tract for Sale in Charlton County, GA

Excellent timber investment or hunting tract located southeast Georgia just above the state line. This 120 acre tract has 100+/-Ac 1999 planted pine that was third row thinned in 2013. Surrounded by large timber tracts this property has great privacy and good hunting for Deer, Turkey and Hogs. Access from Old Moniac Road via a 40' ft deeded access down provides legal access. Less than 45 minutes to Jacksonville, FL or 20 minutes to Macclenny, FL this tract is very conveniently located. The property has been used as a hunting tract and has several stands and feeders on the property as well as a rifle range.

Property Features:

- 93+ Acres of 1999 Planted Pine
- Good internal Road and trail system for access
- Existing food plot that could be a great site for a camp
- 20 minutes to Macclenny, FL or 45 minutes to Jacksonville, FL
- Surrounded by larger timber tracts
- Great Deer, Turkey and Hog Hunting
- Multiple stands and existing feeders
- Rifle range

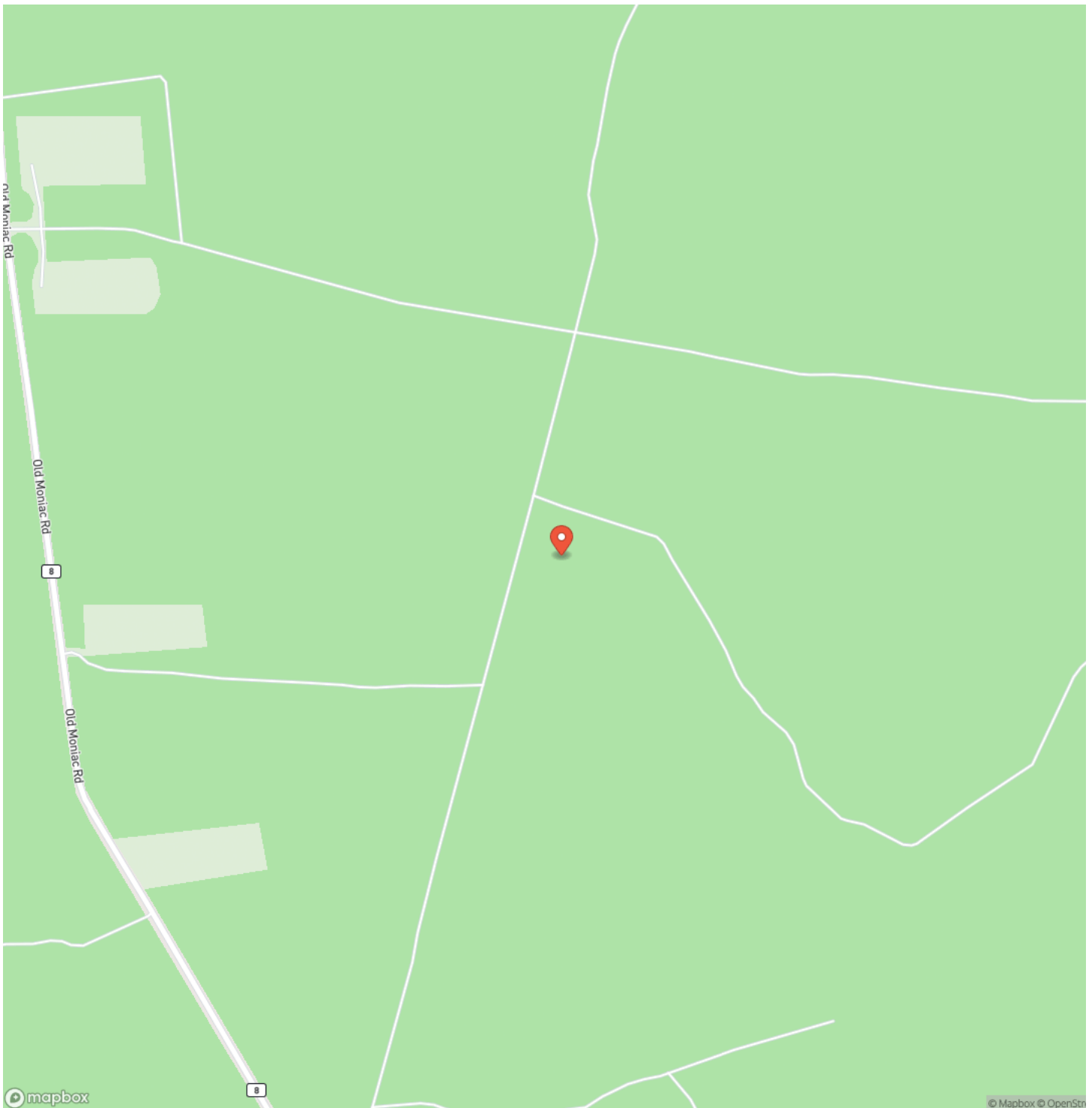
Located in Charlton County, Georgia this property is less than an hour to Jacksonville, FL. 2 hours to Daytona Beach, FL. 2 hour 40 minutes to Orlando, FL. 3 hours to Tampa, FL. 4 hours to Jupiter, FL. There is additional adjoining acreage available. Contact Brogan Napier (Cell: [904-814-9737](tel:904-814-9737)) or Terrell Brazell (Cell: [912-674-2700](tel:912-674-2700)) with Mossy Oak Properties for more information on this property or others like it.



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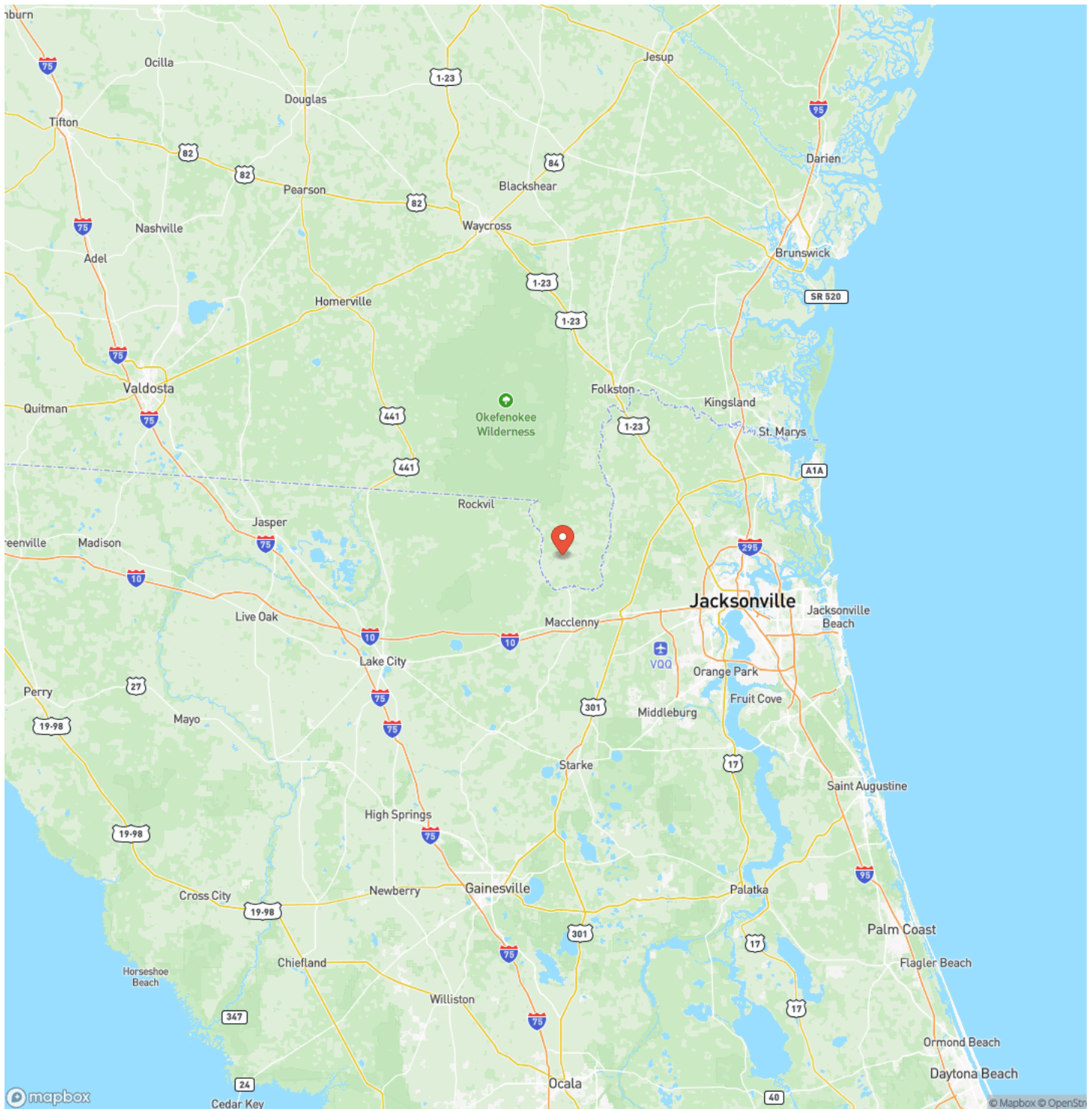


Locator Map

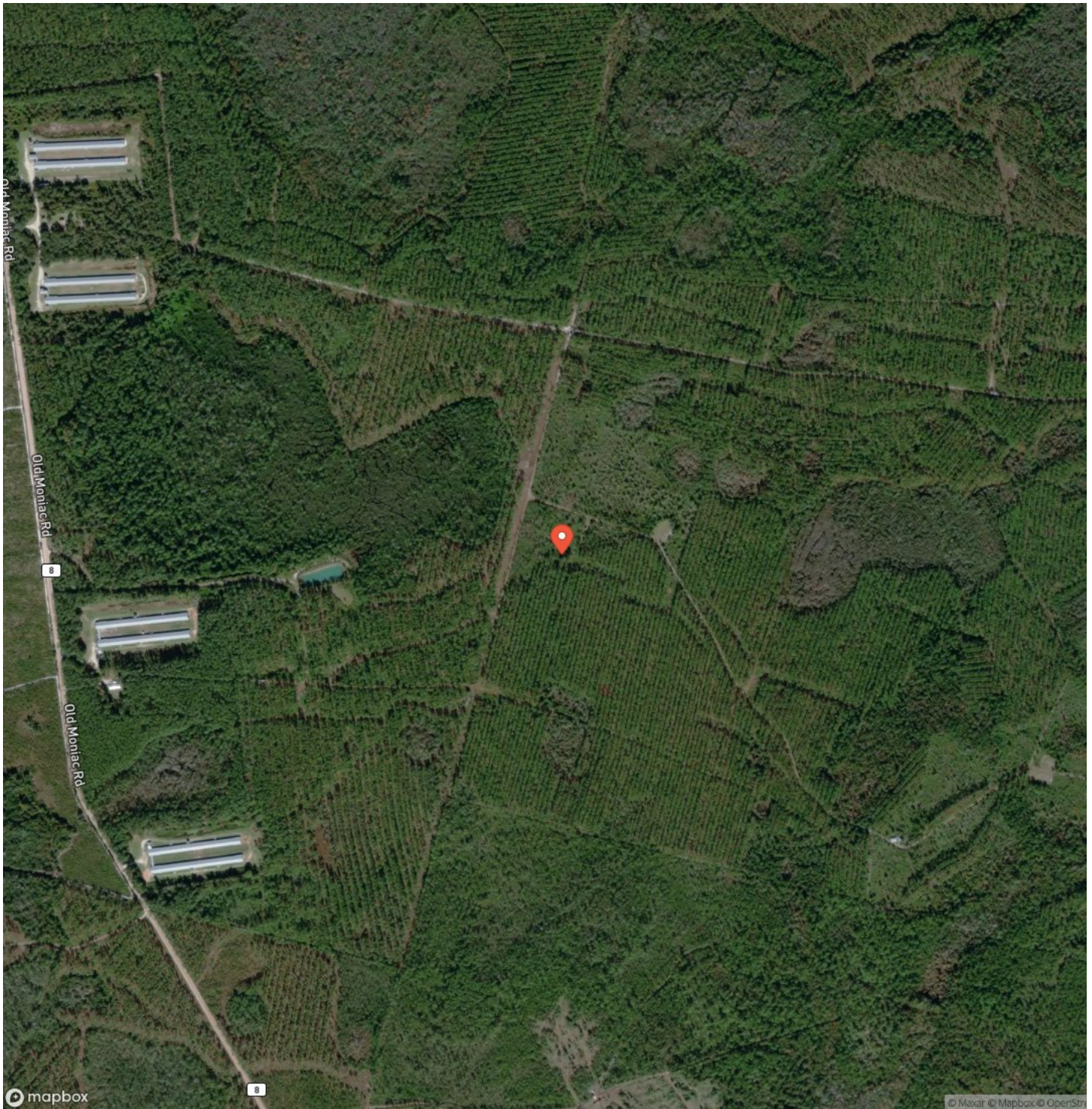


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Terrell Brazell

Mobile

(912) 674-2700

Email

tbrazell@mossyoakproperties.com

Address

309 Arnow Court

City / State / Zip

Saint Marys, GA 31558

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank 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.



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.



Mossy Oak Properties Coastal Land and Real Estate

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