

400 Acre River Road Tract Charlton County, GA
2115 River Rd
Folkston, GA 31537

\$1,500,000
400± Acres
Charlton County



400 Acre River Road Tract Charlton County, GA
Folkston, GA / Charlton County

SUMMARY

Address

2115 River Rd

City, State Zip

Folkston, GA 31537

County

Charlton County

Type

Hunting Land, Timberland

Latitude / Longitude

30.951228 / -81.961333

Taxes (Annually)

6406

Acreage

400

Price

\$1,500,000

Property Website

<https://www.mossyoakproperties.com/property/400-acre-river-road-tract-charlton-county-ga-charlton-georgia/38276/>



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PROPERTY DESCRIPTION

400 Acre Recreational Timberland Tract located just west of Folkston, GA in the River Road Area of Eastern Charlton County, GA. Possible Owner Financing!!! This property is an ideal location for a Family Estate, Hunting Retreat, or Timberland Investment with Future HBU potential. The paved road frontage offers great access to the property as well as good frontage for developing homesites. The property has multiple acre classes of Timber that range from Just planted to Merchantable offering a instant income if desired. Excellent Deer, Turkey and Hog Hunting with surrounded by large Ag and timber tracts. Plenty of room for Horse and ATVs on the internal road system. The Property is a 5 minute drive to a Public Boat Ramp on the Satilla River and less than an hour to the Beach. The Property is also less than a hour to the Jacksonville International Airport & River City Mall. The Property is 30 Minutes to Kingsland and 45 Minutes to St. Marys / Naval Station Kings Bay. 50 Minutes to Brunswick/ FLETC/ St. Simons & Sea Island, GA. 1Hr 45 Min to St. Augustine, FL. 2 Hours to Daytona and 3 hours to Orlando, Fl. Land for Sale in Charlton County, GA. Georgia Timberland for Sale. 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

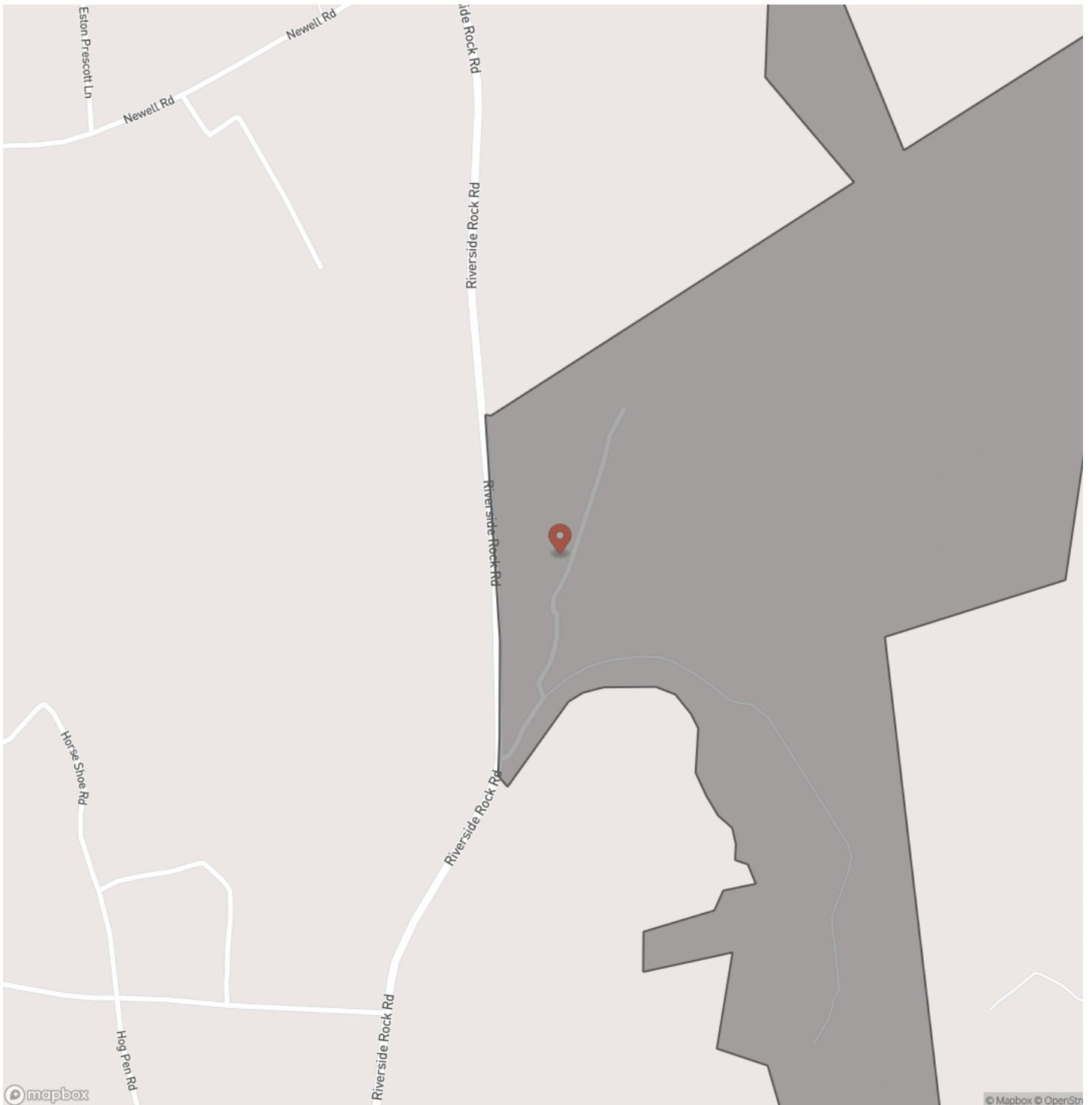
Additional opportunity to purchase 100+/- Acres with home across the paved road from the 400+/-Ac tract. Home site has a 3 Bed / 1 bath home with upgraded electri, propane gass, a/c, Well & Septic System, and Internet. 2 large sheds and a large carport. Mixed age class pines throughout as well as approximately 35 acres of clearcut land ready to be site prepped and planted or converted to pasture or additional homesites. Owner Financing is also available for this additional property as well. Contact agent for more details.



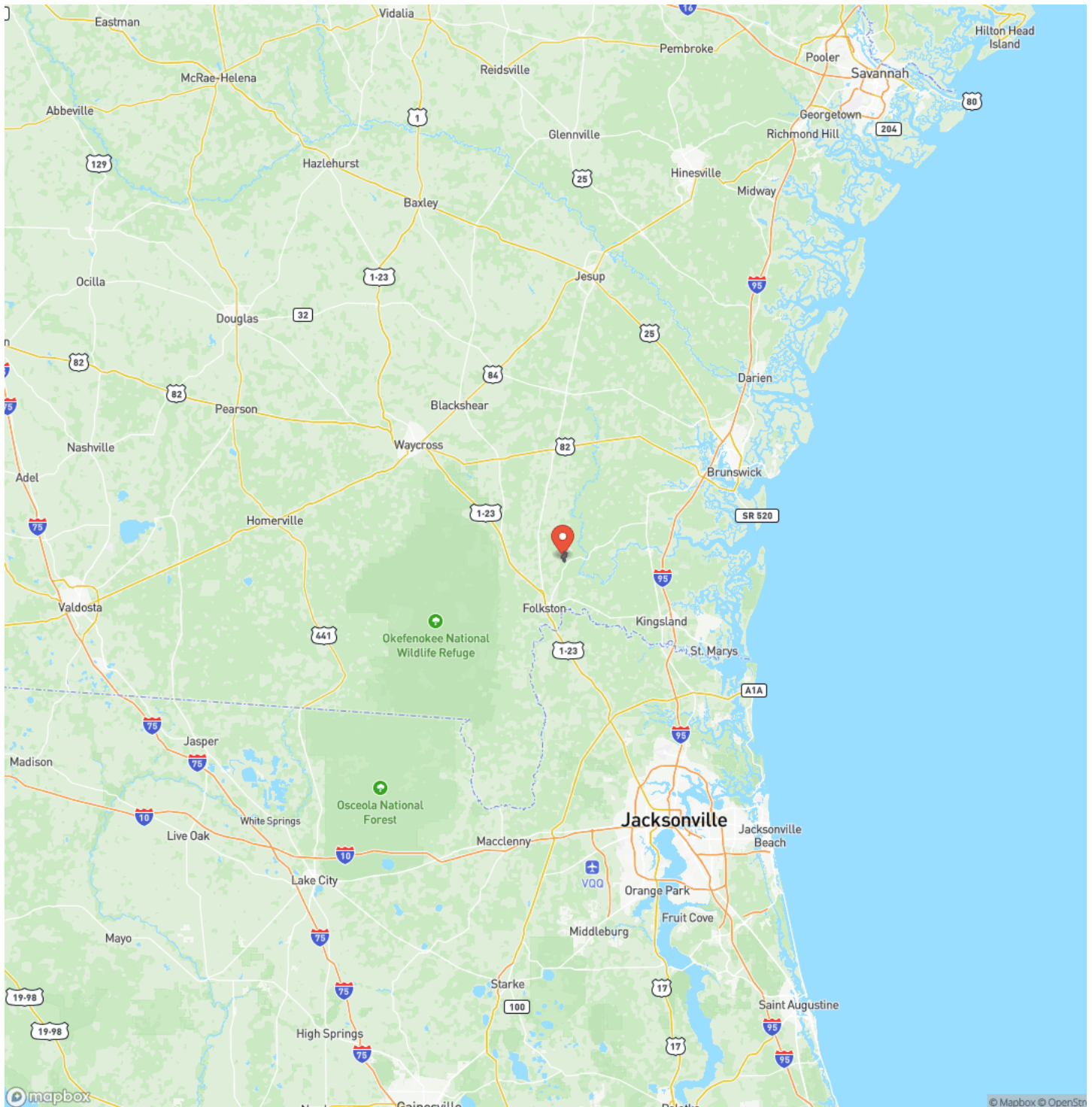
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Locator Map



Locator Map



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.



Mossy Oak Properties Coastal Land and Real Estate

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