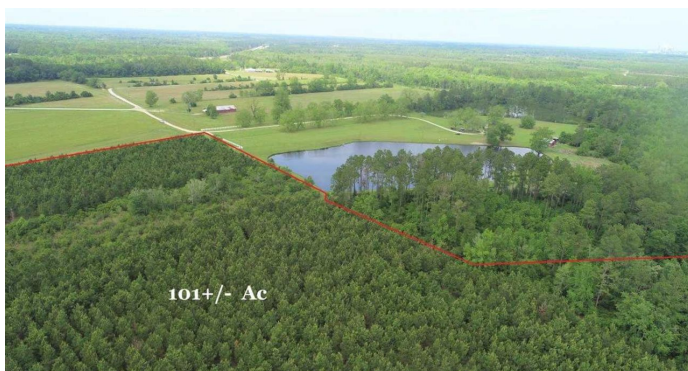


**101+/- Acre Land for Sale in Wayne  
County, GA.**  
0 C M Phillips Road  
Jesup, GA 31546

**\$355,000**  
101 +/- acres  
Wayne County



# 101+/- Acre Land for Sale in Wayne County, GA. Jesup, GA / Wayne County

## SUMMARY

### Address

0 C M Phillips Road

### City, State Zip

Jesup, GA 31546

### County

Wayne County

### Type

Farms, Recreational Land, Lot

### Latitude / Longitude

31.6036 / -81.8511

### Acreage

101

### Price

\$355,000

### Property Website

<https://www.mossyoakproperties.com/property/101-acre-land-for-sale-in-wayne-county-ga-wayne-georgia/15922/>





## **101+/- Acre Land for Sale in Wayne County, GA. Jesup, GA / Wayne County**

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### **PROPERTY DESCRIPTION**

101+/- Acres in a Beautiful Country setting surrounded by picturesque properties just outside of Jesup, GA 31546 in Wayne County. This property is an ideal location for Country Estate, Family Compound or with the proximity to town the property could be developed into multiple home sites. Minutes from Town, but has the feel of being miles away. 56+/- Acres are planted in 6+/- year old planted pine with the balance in natural timber backing up to Little McMillen Creek. The property has good whitetail deer, turkey and waterfowl hunting with the creek on the back and Agricultural fields on the front. The beautiful pond in the picture is not on the property and belongs to the adjoining property, but there is a great location for a new pond that could be built in a similar design. There are mature oaks in the natural hardwood areas along the creek and upland hardwood area. Power is located at the property corner. The 101 acre property has good access with interior ATV trails that could also double as equestrian trails for horses. The Seller will consider dividing the property into two parcels. Located 35+/- minutes Brunswick, St. Simons Island, and Jekyll Island, GA. Approximately 1 hr 10 Minutes to Savannah, GA. Approximately 1 hour 25 minutes to Jacksonville, FL. Approximately 2 Hours to St. Augustine, FL. 3 Hours 50 Minutes to Atlanta, GA. Well located mixed use recreational, farmland, development land for sale. Land for sale in Wayne County, GA. Land for Sale in South Georgia. Contact Terrell Brazell with Mossy Oak Properties at 912-674-2700.

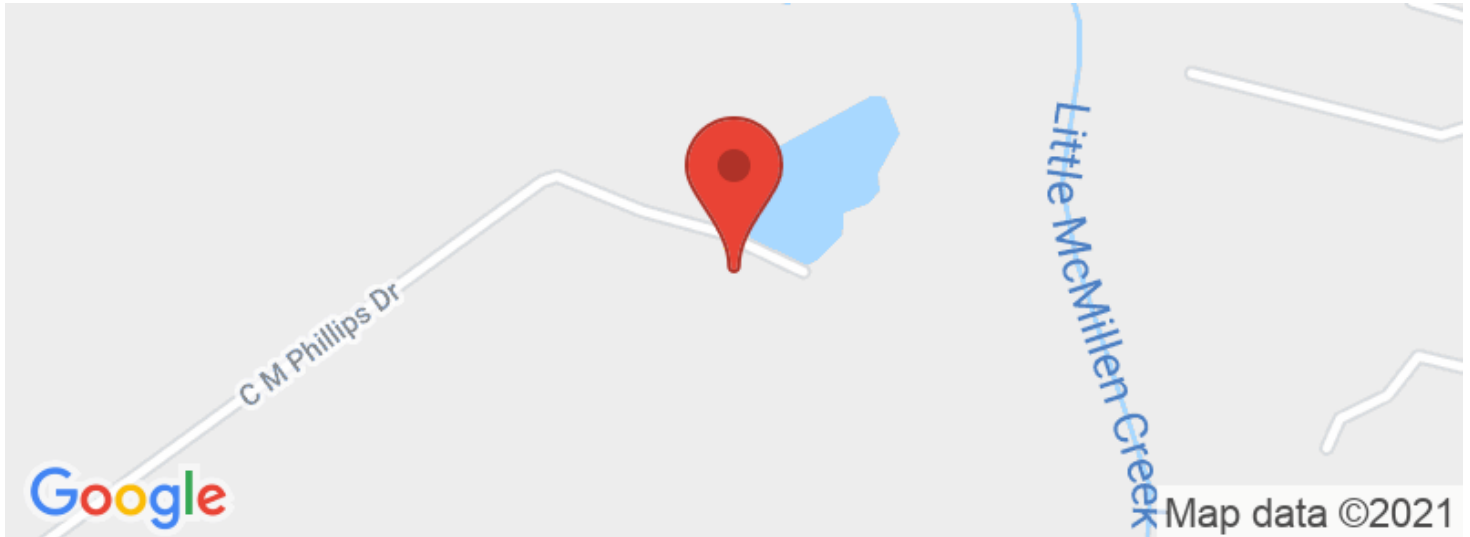


101+/- Acre Land for Sale in Wayne County, GA.  
Jesup, GA / Wayne County

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## Locator Maps





101+/- Acre Land for Sale in Wayne County, GA.  
Jesup, GA / Wayne County

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## Aerial Maps



101+/- Acre Land for Sale in Wayne County, GA.  
Jesup, GA / Wayne County

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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

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



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**Mossy Oak Properties Coastal Land and Real Estate**

**309 Arnow Court  
Saint Marys, GA 31558  
(912) 674-2700  
MossyOakProperties.com**

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