

**100+/- Ac Timberland with Home in Charlton Co, GA**  
2115 River Rd  
Folkston, GA 31537

**\$675,000**  
100± Acres  
Charlton County





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**Folkston, GA / Charlton County**

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**SUMMARY**

**Address**

2115 River Rd

**City, State Zip**

Folkston, GA 31537

**County**

Charlton County

**Type**

Hunting Land, Residential Property, Timberland, Recreational Land

**Latitude / Longitude**

30.950268 / -81.963368

**Dwelling Square Feet**

1000

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

100

**Price**

\$675,000

**Property Website**

<https://www.mossyoakproperties.com/property/100-ac-timberland-with-home-in-charlton-co-ga-charlton-georgia/42687/>



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### **PROPERTY DESCRIPTION**

100 Acre Recreational Timberland Tract with a existing Home 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 . 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 Home was built in the 1940s is very clean and provides a great Camp or great spot to build a larger home. With an existing well , Septic and Power and a Shelter large enough for an RV this proeprty has a lot of possibilities. Existing Planted Pine provide future income and open ground gives options for replanting or conversion to Ag. The property features 3,950+/- Feet of Paved Frontage with Power along River Rd, which could easily be divided into Mini-Farms with its the easy drive to Jacksonville, FL - Kings Bay Naval Base in St.Marys - or Brusnwick. 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](mailto:tbrazell@mossyoakproperties.com)

Additional Property Available up to 400 additional Acre that can also possibly be Owner Financing is also available for this additional property as well. Contact agent for more details.



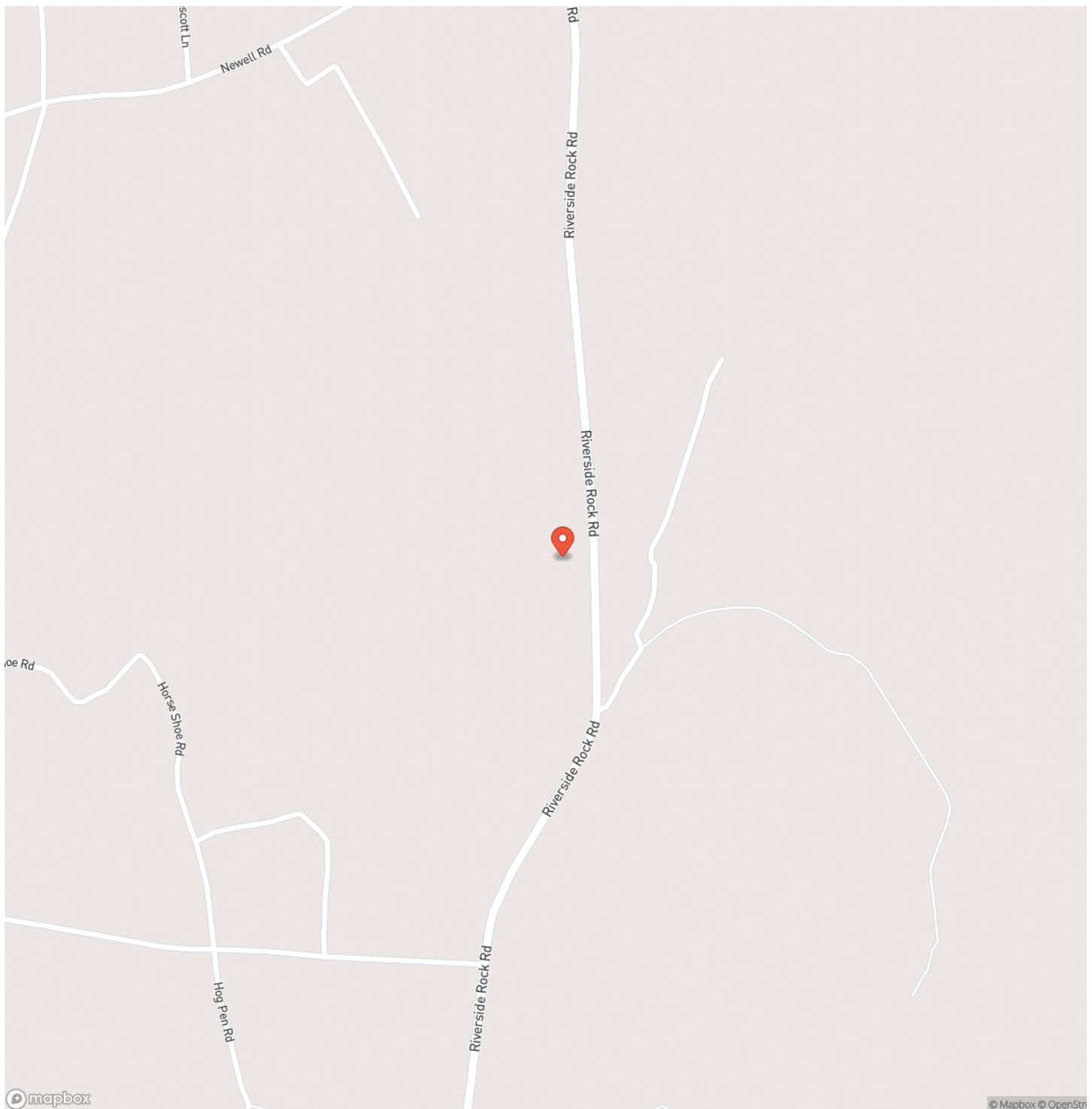


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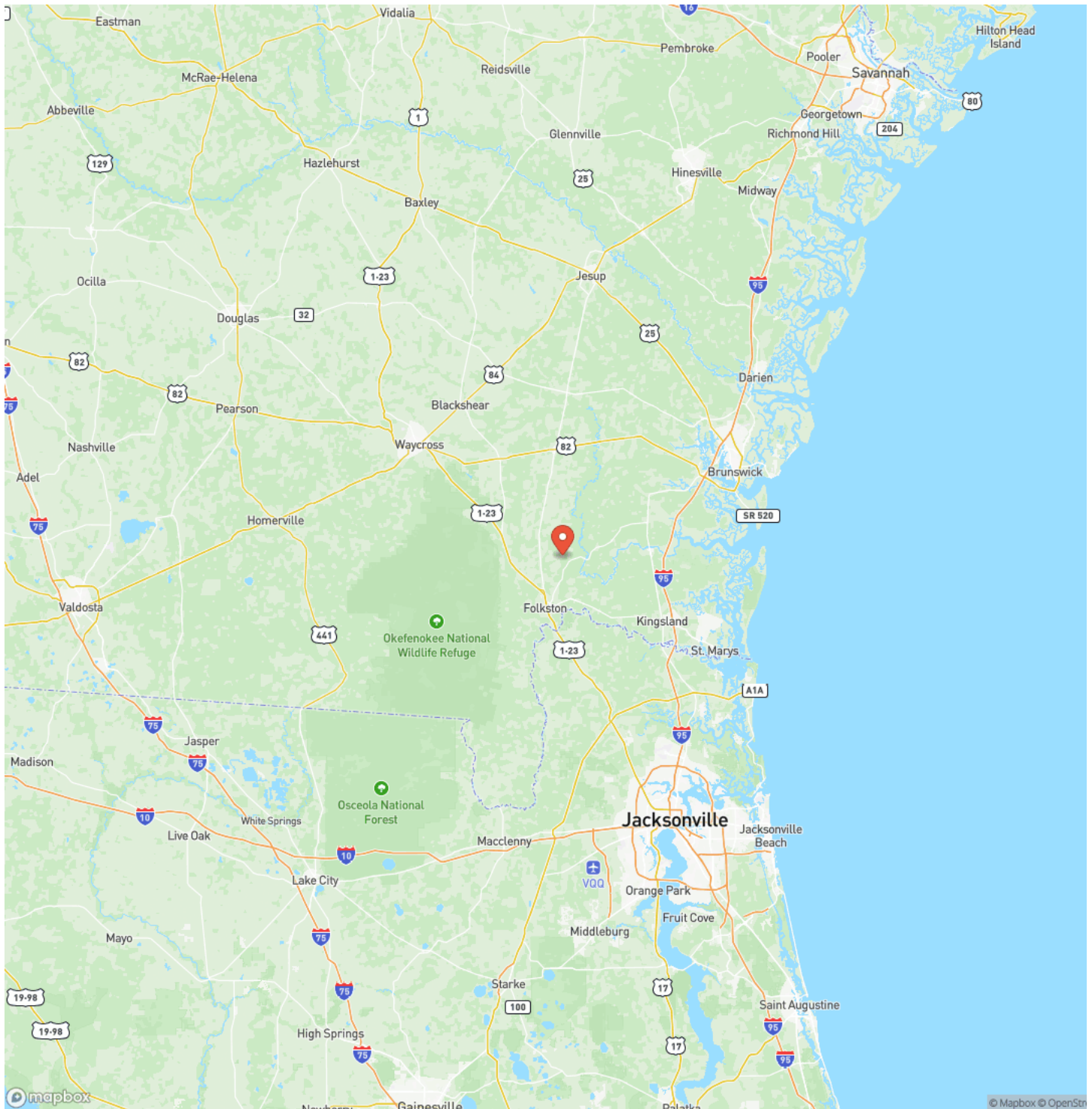


## Locator Map



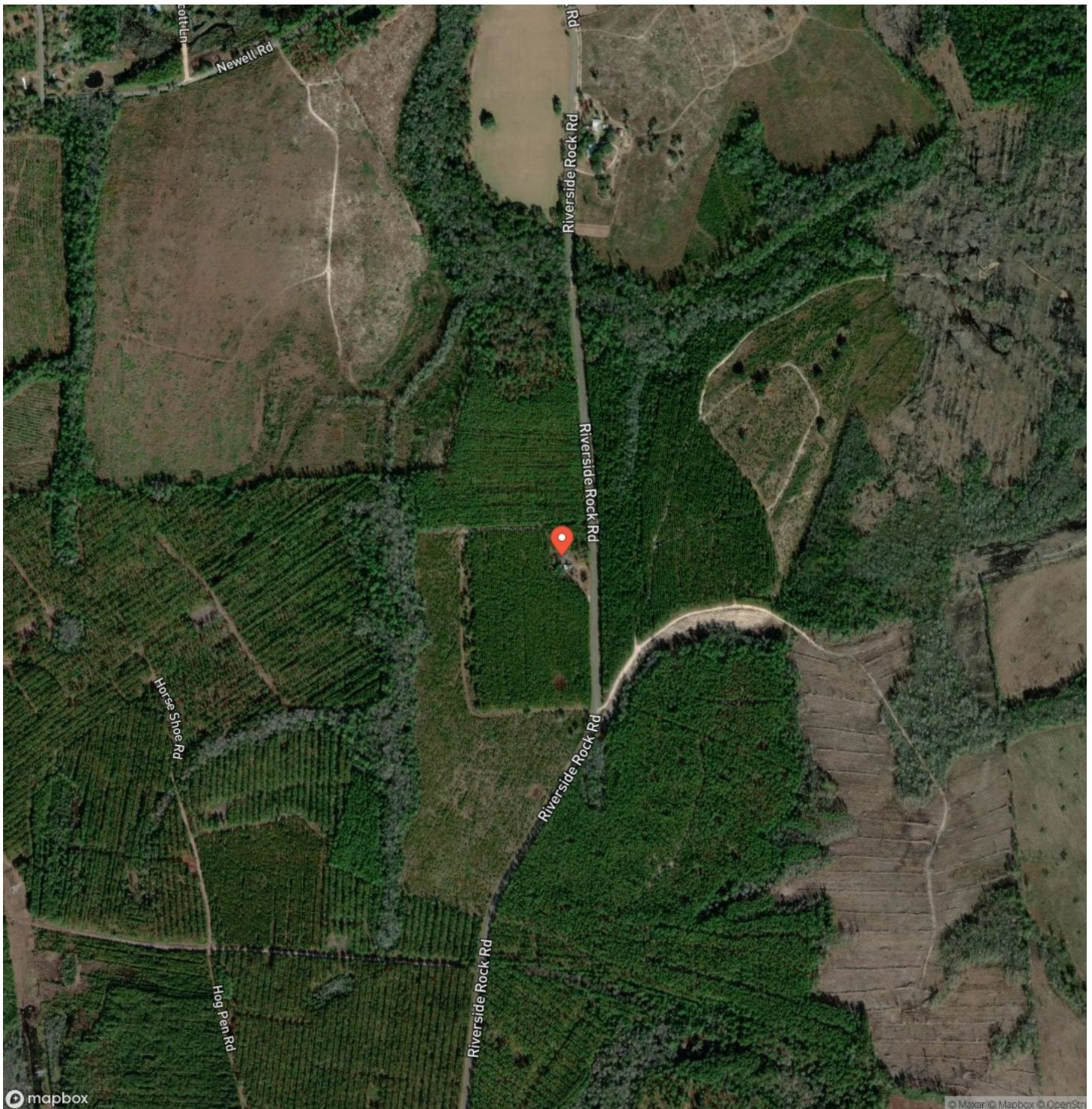


## Locator Map





## 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.





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

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