

**Sportsman's Paradise and timberland**  
2940 John Brewton  
Glennville, GA 30427

**\$1,500,000**  
110 +/- acres  
Tattnall County





## Sportsman's Paradise and timberland Glennville, GA / Tattnall County

### **SUMMARY**

**Address**

2940 John Brewton

**City, State Zip**

Glennville, GA 30427

**County**

Tattnall County

**Type**

Recreational Land, Residential Property,  
Timberland

**Latitude / Longitude**

31.9987 / -81.8956

**Dwelling Square Feet**

2990

**Bedrooms / Bathrooms**

3 / 4

**Acreage**

110

**Price**

\$1,500,000

**Property Website**

<https://www.mossyoakproperties.com/property/sportsman-s-paradise-and-timberland-tattnall-georgia/15920/>



## **PROPERTY DESCRIPTION**

If you're looking for land with luxury living that offers hunting, fishing and other outdoor activities for yourself or for a corporate retreat, look no further than this "Sportsman's Paradise" located a few miles from Glennville, GA 30427, Tattnall County and offers mixed use residential, recreational and timberland property.

This custom 3 bedroom, 3 bathroom lodge is elegantly appointed from the gourmet chef's kitchen, open to a stunning great room with coffered ceiling and limestone fireplace, to the adjacent dining room. The kitchen is outfitted with custom cabinetry including hammered copper sinks, two dishwashers and high end appliances that make it great for entertaining. Large windows allow abundant natural lighting throughout and wonderful views of the outdoors. A large game/rec room opens onto a back porch where amazing sunsets can be viewed in the evening overlooking the 3 acre fully stocked pond just steps away for freshwater fishing and water sports, and don't miss that morning sunrise over the 8 acre field to spot those whitetail deer or long bearded turkey.

An outside enclosed kitchen opens to a covered patio with ample seating and cooking and processing station. There are outbuildings for ATV and recreational vehicle storage and a 40' x 100' pole barn for equipment storage. A large outdoor fireplace with generous seating will allow you to enjoy bird watching and wildlife activity.

The property is bounded on the west by the north fork of Beard's Creek that offers classic creek fishing and whistling wings of waterfowl and ducks. There are also food plots in place for the wildlife.

There are +/- 65 acres of 19 year old planted pines ready for thinning for an immediate return on your investment as well as +/- 50 pecan trees producing an annual income.

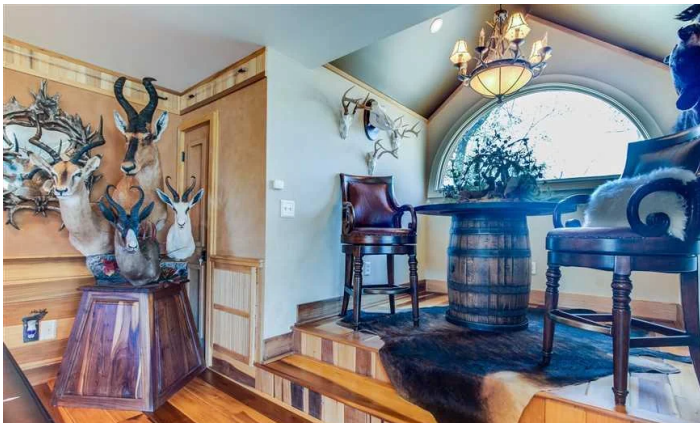
Privacy is guaranteed with a completely fenced in property and custom designed entry gate. Please view the video and attached pictures to fully appreciate this one-of-a-kind property.

Contact Al Randall at 912-237-6356 with Mossy Oak Properties with any questions or to view this amazing mixed use residential, recreational, timberland paradise.



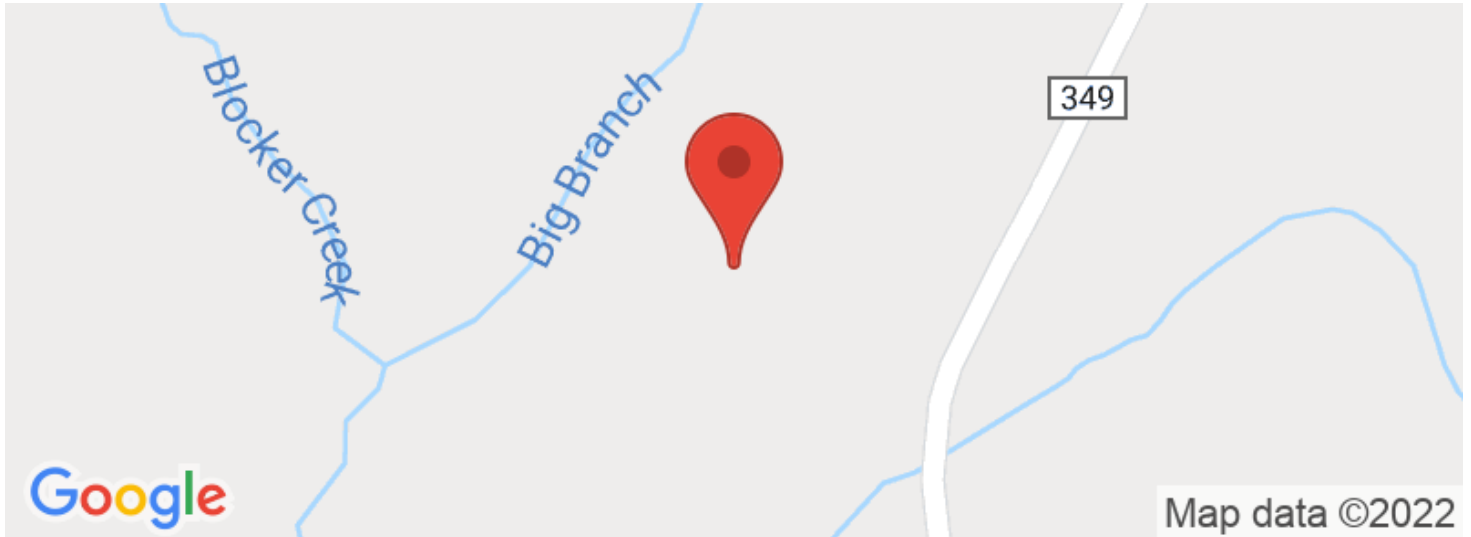


Sportsman's Paradise and timberland  
Glennville, GA / Tattnall County





## Locator Maps



# Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Al Randall

**Mobile**

912-237-6356

**Email**

arandall@mossyoakproperties.com

**Address**

309 Arnow Court

**City / State / Zip**

Saint Marys, GA 31558

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**NOTES**

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## **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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