

**Excellent Recreational Tract!!!**  
ollie youmans road  
Nunez, GA 30401

**\$189,000**  
66.640 +/- acres  
Emanuel County



## Excellent Recreational Tract!!! Nunez, GA / Emanuel County

---

### **SUMMARY**

**Address**

ollie youmans road

**City, State Zip**

Nunez, GA 30401

**County**

Emanuel County

**Type**

Farms, Recreational Land, Timberland

**Latitude / Longitude**

32.4825 / -82.3380

**Acreage**

66.640

**Price**

\$189,000

**Property Website**

<https://www.mossyoakproperties.com/property/excellent-recreational-tract-emanuel-georgia/16527/>



## Excellent Recreational Tract!!! Nunez, GA / Emanuel County

---

### **PROPERTY DESCRIPTION**

Here is a 67 acre property with income potential. This property offers both excellent recreational & hunting opportunities. Big Buck location. Located near Swainsboro, just 6 miles from 1-16. approx 1.5 hours from Savannah & less than 40 min from Dublin.

Features Include:

- \* +/- 66.64 acres, Nunez, GA 30401, Emanuel County
- \* Road Frontage along both Ollie Youmans(dirt) & Nunex Lexsy(paved) Roads
- \* Quality Buck area with large management minded tracts in the area
- \* Harvestable Timber
- \* Creek
- \* Potential Home-site
- \* Tillable Ground
- \* Blank Canvas property, ready for tree, cover, or big food plot planting
- \* Interior road system with ATV trails
- \* Excellent hunting for whitetail deer, turkey, and small game
- \* 30+/- ac of tillable acres, remaining acreage in mixed timber
- \* Interior road system with ATV trails
- \* Excellent hunting for whitetail deer, turkey, ducks, and small game
- \* Mixed use recreational, farmland, timberland

To schedule a showing, please contact Jordan Barnes, agent at 912-486-5872. This property will be shown by appointment only.

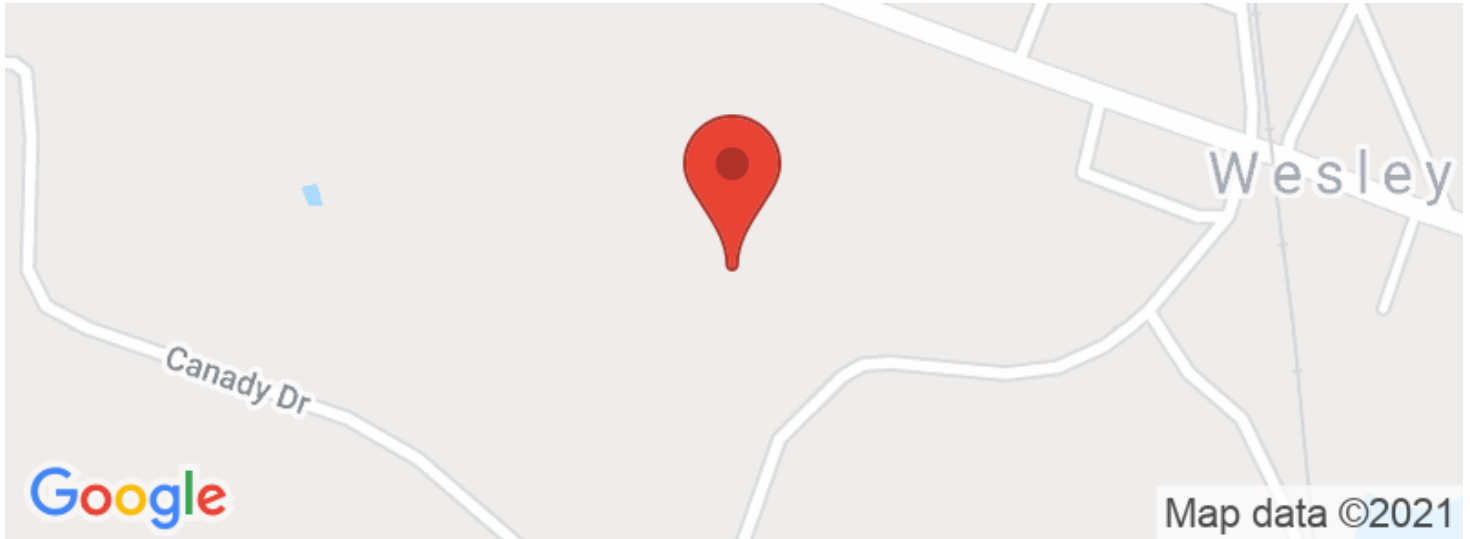




Excellent Recreational Tract!!!  
Nunez, GA / Emanuel County



## Locator Maps





## Aerial Maps



Excellent Recreational Tract!!!  
Nunez, GA / Emanuel County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Barnes

Mobile

912-486-5872

Email

[jbarnes@mossyoakproperties.com](mailto:jbarnes@mossyoakproperties.com)

Address

1026 Ball Street

City / State / Zip

Perry, GA 31069

NOTES

---

---

---

---

---

---

---



## 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 Legacy Realty Services**

**1026 Ball Street**

**Perry, GA 31069**

**(478) 988-0039**

**MossyOakProperties.com**

---

