

1,142 ACRES IN WARE COUNTY

S RIVER ROAD
WARESBORO, GA 31503

Mike Lansdell, ALC
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Property Overview



Sale Price

\$3,654,400

PROPERTY OVERVIEW

This is an 1142 ± acre tract on the beautiful Satilla river in Ware County near Waycross, Georgia. The Satilla river splits this tract into a 465 ± acre piece on the south side of the river and a 677 ± acre piece on the north side of the river. It has over 2 ± miles of river frontage. The timber was harvested about 5 years ago and the upland ground was re-planted a year later with loblolly. The road system is good with numerous places to access the river. The elevation changes are a nice surprise for Ware county. This is a solid timber investment property with excellent recreation possibilities.

OFFERING SUMMARY

Acreage:	1,142 ± Acres
Price / Acre:	\$3,200
City:	Wareboro
County:	Ware
Property Type:	Timber, Recreation, Waterfront

Specifications & Features



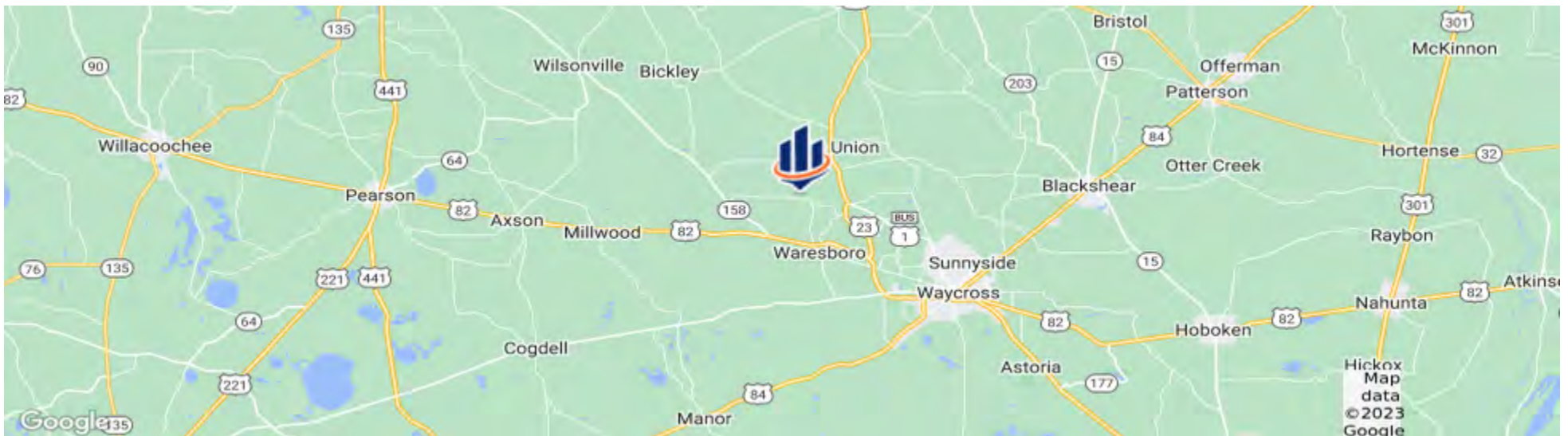
SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland• Waterfront
Uplands / Wetlands:	57% Wetlands and 43% Uplands
Taxes & Tax Year:	\$6450.00 for 2022
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Satilla River
Road Frontage:	2230 FT
Nearest Point of Interest:	10 miles to Waycross
Current Use:	Timberland
Potential Recreational / Alt Uses:	Hunting
Age of Stages of Timber:	3



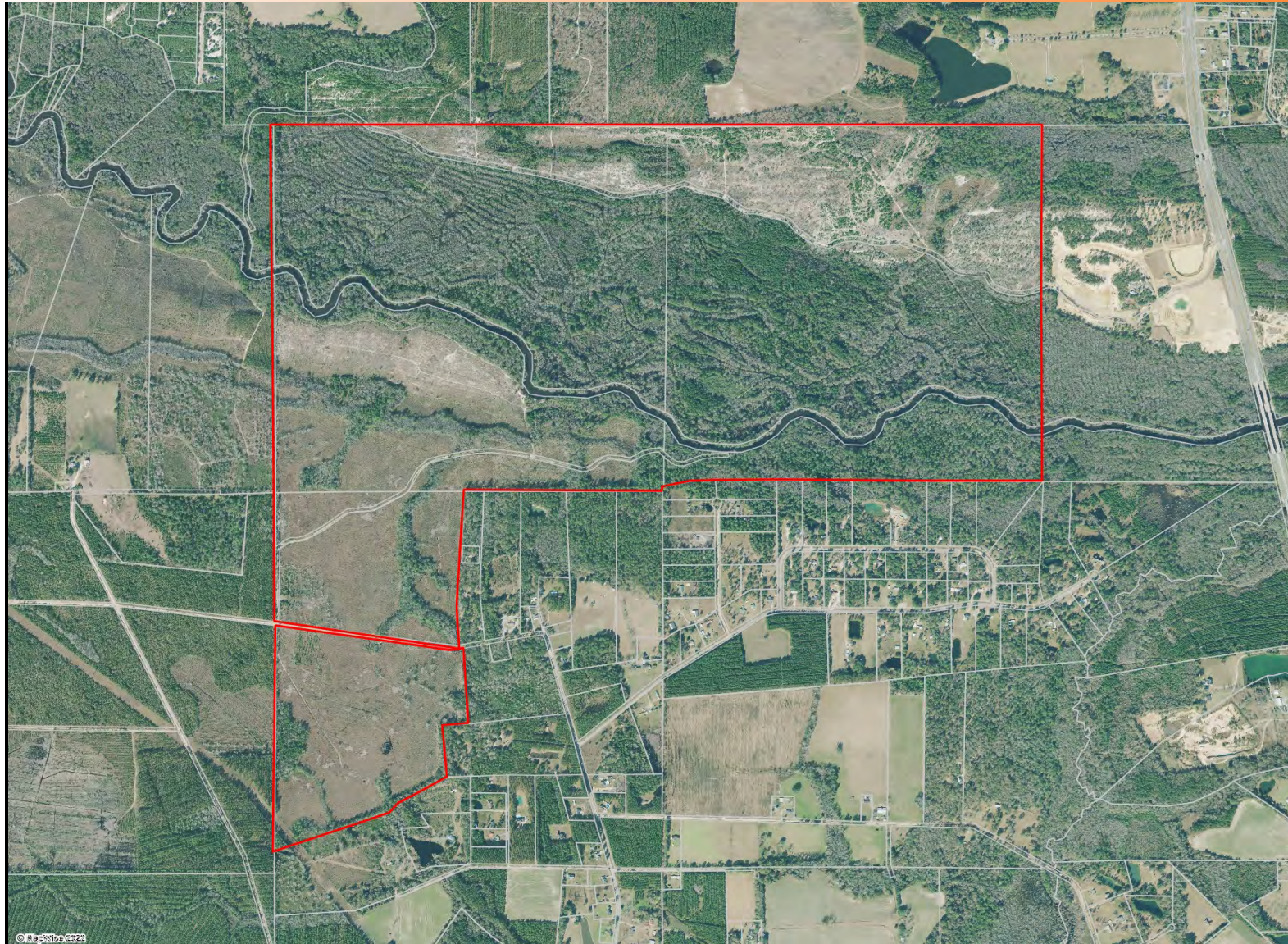
LOCATION & DRIVING DIRECTIONS

Parcel: 33007 33003 33002
GPS: 31.2958544, -82.4884818
Driving Directions: From Waycross, head west on Highway 82; Turn right on Pineview Baptist Road; Turn left on South River Road; Property will be on the right and left
Showing Instructions: Call Listing Agent

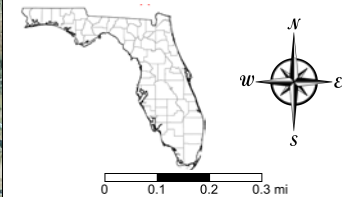


Additional Photos





- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- ▭ Parcel Outlines



0 0.1 0.2 0.3 mi

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Advisor Biography



MIKE LANSDELL, ALC

Senior Advisor

mike.lansdell@svn.com

Direct: 229.299.8600 | **Cell:** 912.409.0925

PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States. His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

- Timber
- Agriculture
- Land Management

EDUCATION

Bachelor of Science in Agriculture

MEMBERSHIPS

RLI, NAR

Advisor & Office LOCATIONS

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



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