

LAND FOR SALE

# 246 ACRES IN PIERCE COUNTY

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Oak Hill Road  
Blackshear, GA 31516

**PRESENTED BY:**

**MIKE LANSDELL, ALC**

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**SALE PRICE**

**\$688,800**

### OFFERING SUMMARY

|                       |   |
|-----------------------|---|
| <b>ACREAGE:</b>       | 245.5 Acres                                   |
| <b>PRICE / ACRE:</b>  | \$2,806                                       |
| <b>CITY:</b>          | Blackshear                                    |
| <b>COUNTY:</b>        | Pierce  |
| <b>PROPERTY TYPE:</b> | Land: Land Investment, Timberland, Waterfront |

### PROPERTY OVERVIEW

This 246-acre property is located in historic Pierce County, Georgia. With over 1.4 miles of river frontage of the Alabaha River, this particular piece of land is perfect for hunting, fishing, AND a solid timberland investment. The property has +/- 141 acres of 8-year-old planted Loblolly pine stand. Great hunting opportunities such as turkey, whitetail deer, hogs, and other small game. This river bottomland is the engine for fast-growing pine trees and does have a sandy upland area to build a cabin. The magnificent riverside view filled with wildlife will surely bring joy to the nature-lovers, fishermen, and all those looking to get away from city life. Call today for more information.



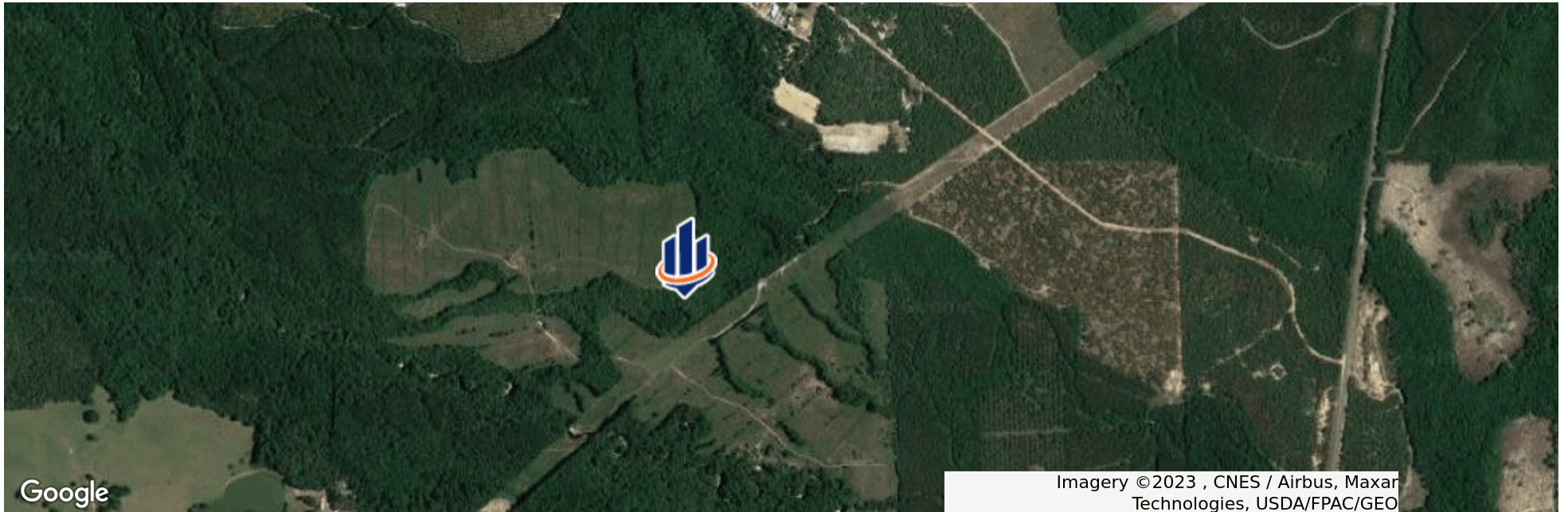
## SPECIFICATIONS & FEATURES

|   |  |
|---|--|
| <b>LAND TYPES:</b>                        | <ul style="list-style-type: none"> <li>• Hunting &amp; Recreation Properties</li> <li>• Land Investment</li> <li>• Timberland</li> <li>• Waterfront</li> </ul> |
| <b>UPLANDS / WETLANDS:</b>                | 232.7 acres of wetlands and 34.1 acres of uplands  |
| <b>TAXES &amp; TAX YEAR:</b>              | \$1686 for 2022  |
| <b>ZONING / FLU:</b>                      | AF [ Agriculture/Forestry ]  |
| <b>LAKE FRONTAGE / WATER FEATURES:</b>    | Alabaha River  |
| <b>ROAD FRONTAGE:</b>                     | Easement access from Oak Hill Road   |
| <b>NEAREST POINT OF INTEREST:</b>         | Blackshear   |
| <b>CURRENT USE:</b>                       | Timber   |
| <b>GRASS TYPES:</b>                       | Native   |
| <b>POTENTIAL RECREATIONAL / ALT USES:</b> | Hunting, fishing, camping  |
| <b>LAND COVER:</b>                        | Planted pine   |
| <b>SURVEY OR SITE TESTING REPORTS:</b>    | Survey   |
| <b>ON SITE ROAD ACCESS:</b>               | Access to property is through a deeded easement.   |
| <b>AGE OF STAGES OF TIMBER:</b>           | 7 year planted loblolly  |



## LOCATION & DRIVING DIRECTIONS

|                              |                                    |
|------------------------------|------------------------------------|
| <b>PARCEL:</b>               | 032-027                            |
| <b>GPS:</b>                  | 31.3592612, -82.2545368            |
| <b>DRIVING DIRECTIONS:</b>   | Call listing agent for directions. |
| <b>SHOWING INSTRUCTIONS:</b> | Call listing agent for appointment |









Google

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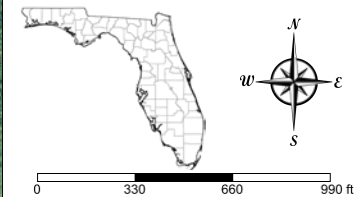




## 246 acres in Pierce County

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines

| CODE                  | DESC                              | ACRES        |
|-----------------------|-----------------------------------|--------------|
| PF01C                 | Freshwater Forested/Shrub Wetland | 118.6        |
| PSS1/3A               | Freshwater Forested/Shrub Wetland | 31.2         |
| PSS1/3C               | Freshwater Forested/Shrub Wetland | 23.1         |
| PSS1C                 | Freshwater Forested/Shrub Wetland | 17.0         |
| PF01/SS1C             | Freshwater Forested/Shrub Wetland | 15.4         |
| PEM1C                 | Freshwater Emergent Wetland       | 12.0         |
| PFO4A                 | Freshwater Forested/Shrub Wetland | 7.1          |
| PSS3A                 | Freshwater Forested/Shrub Wetland | 3.5          |
| PSS4A                 | Freshwater Forested/Shrub Wetland | 2.0          |
| PF01F                 | Freshwater Forested/Shrub Wetland | 1.8          |
| PF01/4C               | Freshwater Forested/Shrub Wetland | 1.1          |
| PEM1/SS1C             | Freshwater Emergent Wetland       | .0           |
| <b>TOTAL WETLANDS</b> |                                   | <b>232.7</b> |
| <b>TOTAL UPLANDS</b>  |                                   | <b>34.1</b>  |
| <b>TOTAL ACRES</b>    |                                   | <b>266.8</b> |



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## MIKE LANSDELL, ALC

Senior Advisor

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### 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

SVN | Saunders Ralston Dantzler  
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Orlando, Florida 32801  
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**NORTH FLORIDA**

356 NW Lake City Avenue  
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**GEORGIA**

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