



# OLD MAGNOLIA FARM

7881 Sinkhole Road, Statesboro, GA 30458

Chap Shuman

912.661.3891

[chapman@saundersrealestate.com](mailto:chapman@saundersrealestate.com)







SAM TILLMAN RD

SINKHOLE RD

SINKHOLE RD

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SAM TILLMAN RD

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GBROWN RD

GBROWN RD



## PROPERTY OVERVIEW



**Sale Price**

**\$1,290,000**

### OFFERING SUMMARY

**Acreage:** 145.72 ± Acres

**Price Per Acre:** \$8,853

**Parcel Number:** 079 000001A000

**City:** Statesboro

**County:** Bulloch

**Property Type:** Homesite, Agriculture, Timberland, Hunting, Residential Development

**Video:** [View Here](#)

### PROPERTY OVERVIEW

Ideally located just south of Statesboro, Old Magnolia Farm features a beautiful 145.72 ± acres that is composed of cultivated farmland, pine plantation, and homesite potential. This property is the perfect canvas for a future homesite or weekend getaway that would offer you the perfect balance of privacy and proximity to all of Statesboro. Rooted in history, this farm has been under the same ownership for 50 plus years, and its primary uses have consisted of agriculture, timber production, and recreation. The farm has roughly 48 acres of highly productive, non-irrigated farmland that is composed of Tifton soils, and the farm's timberland contains an estimated 55 acres of pine plantation that has two different age classes of merchantable wood that is healthy and looks great. Both of these farm and timber components combine to set the scene for a great deer and turkey hunting property that sits just minutes outside of town. Between Sinkhole Road and Sam Tillman Road, the property has a total of 1500 ± feet of road frontage, and the internal road system that connects both points of road frontage allows for easy access in and around the whole property. The farm has two existing old homesites that are not currently in living condition, one of which sits on the large field and is surrounded by a beautiful mix of oak, pecan, pine, and magnolia trees. Overall, the property has 65% uplands acreage, and it is currently enrolled in the CUVA program. The current zoning is AG-5, and the future land use is Rural Open Space. Located east of HWY 301, west of HWY 67, and north of HWY 46, this property is positioned in a region where its higher and better use could lean towards residential development in the future.

Old Magnolia Farm invites an incredible opportunity to establish your forever home or weekend getaway on a property that enables you to hunt, grow timber, and farm, all while being just 15 minutes from downtown Statesboro. If you have been looking for your own slice of heaven in Bulloch County and would like to write the next chapter of this farm, please contact listing agent, Chap Shuman, to learn more.



## SPECIFICATIONS & FEATURES

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<b>Land Types:</b>	<ul style="list-style-type: none"> <li>• Farms &amp; Nurseries Properties</li> <li>• Hunting &amp; Recreation Properties</li> <li>• Land Investment</li> <li>• Residential Development</li> <li>• Timberland</li> </ul>	<b>Current Use:</b>	Agriculture, Timber Production, and Hunting
<b>Uplands / Wetlands:</b>	65.28% Upland Acreage, 34.72% Wetlands Acreage	<b>Structures &amp; Year Built:</b>	1831 square feet home built in 1942 960 square feet home built in 1975
<b>Soil Types:</b>	Tifton B Loamy Sand = 51.45 Acres Leefield Loamy Sand = 20.84 Acres Tifton A Loamy Sand = 5.44 Acres Pehlam Loamy Sand = 63.29 Acres	<b>Survey or Site Testing Reports:</b>	Recorded survey is available
<b>Taxes &amp; Tax Year:</b>	Estimated 2024 Taxes = \$4,979.58	<b>Utilities &amp; Water Source:</b>	No access to city water or sewer
<b>Zoning / FLU:</b>	Zoned AG-5 (Agricultural and Residential) and Future Land Use classified as Rural Open Space	<b>Game Population Information:</b>	Whitetail Deer and Eastern Wild Turkey
<b>Water Source &amp; Utilities:</b>	The main homesite location does have an existing deep well and septic tank		
<b>Road Frontage:</b>	1500 ± feet of road frontage on Sinkhole Road and Sam Tillman Road		

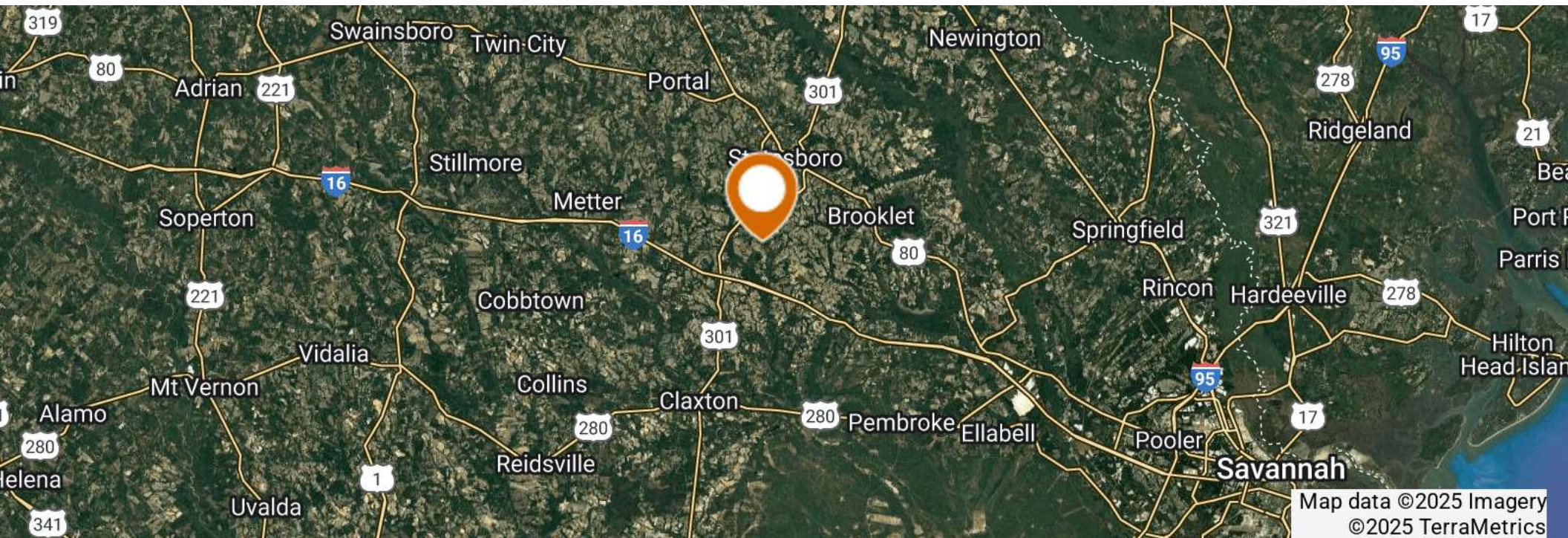


## LOCATION



## LOCATION & DRIVING DIRECTIONS

<b>Parcel:</b>	079 000001A000
<b>GPS:</b>	32.349708, -81.815626
<b>Driving Directions:</b>	Contact listing agent, Chap Shuman, at (912) 661-3891
<b>Showing Instructions:</b>	Showings are by appointment only













ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### CHAP SHUMAN

Associate Advisor

chapman@saundersrealestate.com

Direct: **877.518.5263 x478** | Cell: **912.661.3891**

#### PROFESSIONAL BACKGROUND

Chap Shuman is a licensed Georgia Real Estate Agent and an Associate Advisor at Saunders Real Estate in Reidsville, Georgia.

As a native of southeast Georgia, Chap brings a deep-rooted connection to the land. He is also a fourth-generation steward of a working family farm who possesses an intimate understanding of the pecan, produce, row crop, and timber industries.

With a profound appreciation for the history and legacy carried by each parcel of land, Chap recognizes that every piece of land has a unique personality. His commitment to preserving each land's sustainability and value for future generations is at the heart of his professional mission. Additionally, Chap is an avid outdoor enthusiast who finds solace in activities like hunting, fishing, and working the land.

Chap's academic journey led him to the University of Georgia's Terry College of Business, where he earned a Bachelor of Business Administration in Real Estate and a Certificate in Personal Organization and Leadership. During his time at UGA, he fueled his love for people by assuming the role of President in the Sigma Phi Epsilon fraternity. It is here that Chap would live out his belief that in order to lead, you must first serve.

As a real estate advisor, Chap is able to combine his two greatest passions - people and land. In believing that land is the most secure and valuable investment available, he seeks to offer his clients the opportunity to invest in and cherish this invaluable natural resource. According to Chap Shuman, "Our land is our life".

Beyond his endeavors in real estate, Chap is anchored by his Christian faith that serves as the bedrock of his personal life and professional ethics. Actively involved in his church and local ministries, he exemplifies the principles of service and community building. Guided by his life's calling to uplift his community, Chap understands the art of attentive listening and channels this skill to craft transparent and expert solutions tailored to his clients' unique needs.

Chap specializes in:

- Agricultural Land
- Pecan Orchards
- Timberland
- Recreational/Hunting Land

Saunders Real Estate  
203 E Monroe St.  
Thomasville, GA 31792  
229.299.8600





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#### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

#### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

#### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

