



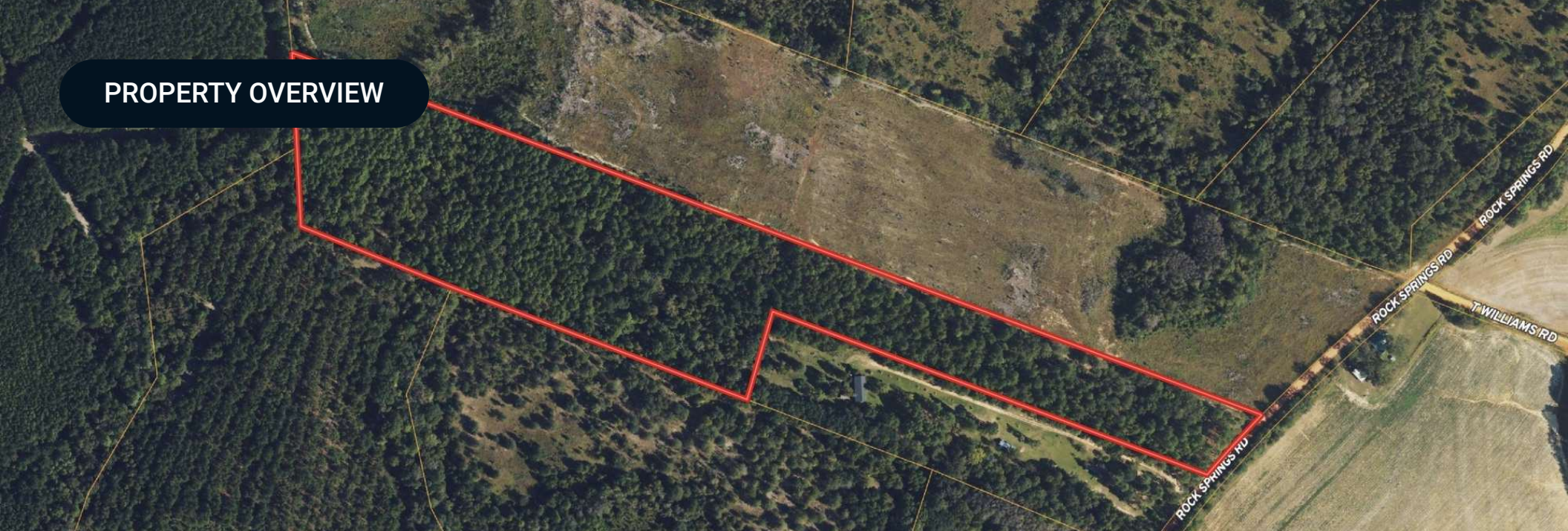
TOOMBS COUNTY 22 ± ACRES

Rock Springs Road, Uvalda, GA 30473

Chap Shuman
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PROPERTY OVERVIEW



Sale Price

\$114,600

PROPERTY OVERVIEW

Located in Southeastern Toombs County, this 22.92 acres will make a nice future homesite, recreational hunting tract, or mini farm. A great majority of the property's acreage consists of mature, natural pine timber with a mix of native hardwood trees. This timber is guaranteed to provide excellent deer and turkey hunting opportunities while also carrying the potential to yield future income from a timber harvest. If desired, one could also convert this property into pastureland for grazing cattle and horses. An interesting, historical feature of this property is that there is an old brick water well dating back to the 1800s.

With roughly 93.00% uplands acreage and an estimated 225 feet of road frontage on Rock Springs Road, this property is a strong candidate for a secluded, rural homesite that would sit only 20 minutes from Vidalia, Georgia. Please contact listing agent, Chap Shuman, to schedule a showing and to learn more.

OFFERING SUMMARY

Acreage:	22.92 Acres
Price / Acre:	\$5,000
City:	Uvalda
County:	Toombs
Property Type:	Homesite, Hunting, Mini Farm, Timberland

SPECIFICATIONS & FEATURES



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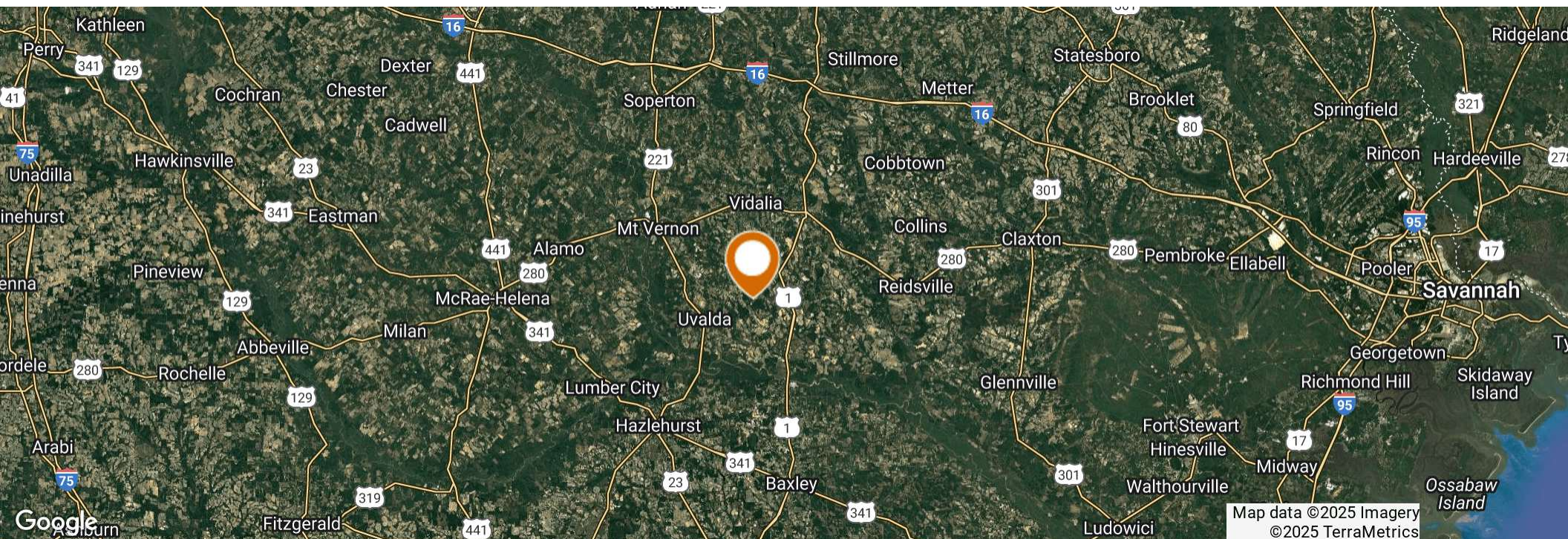
Land Types:	<ul style="list-style-type: none">• Equestrian• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	92.93% Uplands Acreage, 7.07% Wetlands Acreage
Soil Types:	<ul style="list-style-type: none">• Tifton Loamy Sand• Fuquay Loamy Sand• Cowarts Loamy Sand• Ailey Loamy Coarse Sand• and Osier and Bibbs Soils
Taxes & Tax Year:	Estimated 2024 Taxes = \$841.79
Water Source & Utilities:	There is an old well dating back to the 1800s that water can still be drawn from.
Road Frontage:	225 Feet on Rock Springs Road
Nearest Point of Interest:	Vidalia, Uvalda, Baxley, Hazelhurst, Reidsville
Survey or Site Testing Reports:	A recorded survey is on file.
Game Population Information:	Whitetail Deer and Eastern Wild Turkey
Age of Stages of Timber:	Mature, natural growth pine timber.

LOCATION

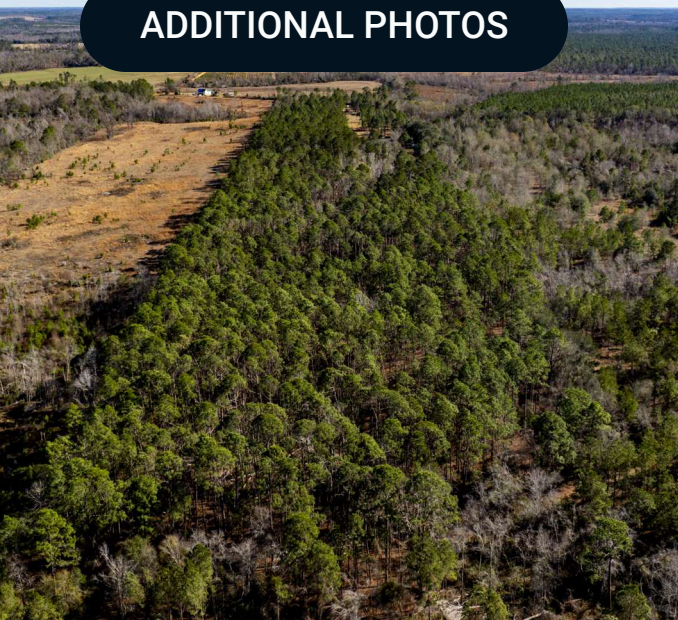


LOCATION & DRIVING DIRECTIONS

Parcel:	C18 015
GPS:	32.0690814, -82.4193428
Driving Directions:	Contact listing agent, Chap Shuman.
Showing Instructions:	Contact listing agent, Chap Shuman



ADDITIONAL PHOTOS



ADVISOR BIO 1



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 a Land Advisor at Saunders Real Estate in Reidsville, Ga.

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



For more information visit www.saundersrealestate.com

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NORTH FLORIDA

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