

LAND FOR SALE

189.9+/- Acres, Bulloch County, Georgia
Offered at \$511,780 or \$2,695 Per Acre

Highlight:

- Great location
- Transitional land (future development possible)
- Good soils, most are well drained
- Paved roads
- Pond sites



L-1700366

Property Location: Four miles south of Statesboro, Georgia, fronting on Sinkhole Road and GW Oliver Road. 1.4 miles south of Georgia Southern University Golf Course (public course).

Legal Description: Deed Book 2328, Page 741, Tax Parcel No. 079 000028 000.



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Wayne Groover, Broker

GAL #AU000970

Statesboro, Georgia

Office: (912) 489-8900

WGroover@FarmersNational.com

www.FarmersNational.com/WayneGroover



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Lake Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: 189.9 acres of woodland and farmland located in a developing area of Bulloch County, Georgia. Features paved road frontage, cropland, pond sites, creek frontage and excellent hunting. Property would make a beautiful cattle farm or horse farm. Future development potential is excellent.

Improvements: There is an old livestock barn on the property that could easily be restored or upgraded.

Farm Data:

Cropland 60.0 acres
 Timber 129.9 acres
 Total 189.9 acres

FSA Information:

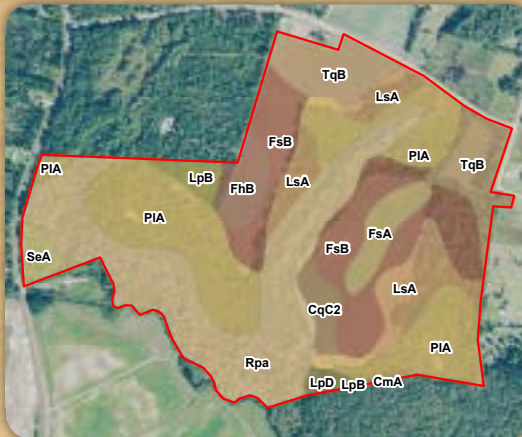
	Base	Yield
Corn	22.9 acres	N/A
Soybeans	1.9 acres	N/A
Generic	17.5 acres	

Taxes: \$755

Aerial Photo



Soil Map



Property Location Map



MAP SYMBOL	NAME	NON-IRR LCC	ACRES
Rpa	Rutlege and Portsmouth soils and alluvial land	VIIw	49.6
PIA	Pelham loamy sand	Vw	49.4
FsB	Fuquay loamy sand, 2 to 5 percent slopes	IIs	30.6
TqB	Tifton loamy sand, 2 to 5 percent slopes	Ile	19.3
LsA	Leefield loamy sand, 0 to 2 percent slopes	IIw	16.7
FhB	Fuquay gravelly loamy sand, 2 to 5 percent slopes	IIs	6.1
FsA	Fuquay loamy sand, 0 to 2 percent slopes	IIs	6.0
CqC2	Cowarts loamy sand, 5 to 8 percent slopes, moderately eroded	IVe	4.0
LpB	Lakeland sand, 0 to 5 percent slopes	IIIs	3.2
SeA	Stilson loamy sand, 0 to 2 percent slopes	IIw	3.1
LpD	Lakeland sand, 5 to 12 percent slopes	VIIs	1.3
CmA	Chipleay sand, 0 to 2 percent slopes	IIIs	0.1
TOTAL			189.5

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.