

# LAND FOR SALE

**150+/- Acres, Bulloch County, Georgia**

*Price Reduced to \$359,250 or \$2,395 Per Acre*

## Highlights:

- Small farm
- Good hunting
- Easy access off of interstate 16
- Near Pembroke, Stateboro, and Savannah, Georgia



L-1700761

**Property Location:** From Exit 127 on Interstate 16 at Hwy 67, travel south on Hwy 67 for 0.6 mile, turn right on Horace Mitchell Rd. (it will become Mill Branch Club Rd.) travel 2.7 miles to the property which is on both sides of the road.

**Legal Description:** Deed Book 1911 Page 120 (Parcel # 2 The Groveland Farm), Bulloch County, Georgia Clerks Office.



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**For additional information, please contact:**

**Wayne Groover, Broker**

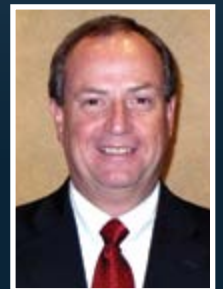
GAL #AU000970

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# Property Information

**Property Description:** 150+/- acre farm located in Bulloch County, Georgia, approximately 37 miles west of Savannah, Georgia and 14 miles south of Statesboro, Georgia. The property is three miles south of Interstate 16 from the Highway 67 Exit. It is located on Mill Branch Club Road and consist of approximately 75 acres cultivated land with the balance being woodlands. The property has excellent deer and turkey populations with great hunting.

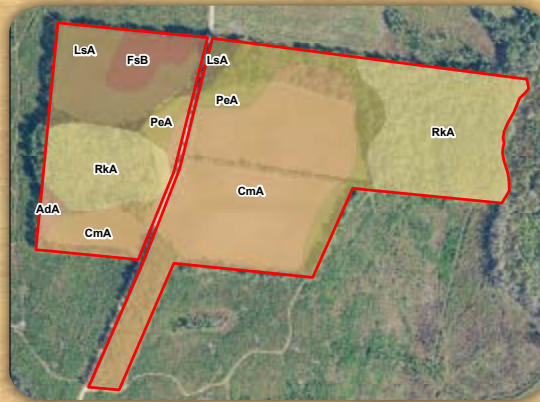
**Taxes:** \$580

## Farm Data:

Cropland	75 acres
Timber	<u>75 acres</u>
Total	150 acres

## FSA Information:

	<b>Base</b>
Generic	35.10 acres
Soybeans	26.88 acres



MAP SYMBOL	NAME	NON-IRR LCC	ACRES
CmA	Chipleysand, 0 to 2 percent slopes	IIIs	59.6
RkA	Rutlege sand	Vw	40.9
LsA	Leefield loamy sand, 0 to 2 percent slopes	IIw	15.3
PeA	Plummer sand	IVw	15.3
FsB	Fuquay loamy sand, 2 to 5 percent slopes	IIs	5.4
AdA	Albany sand, 0 to 2 percent slopes	IIIw	1.3
<b>TOTAL</b>			<b>137.9</b>



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.