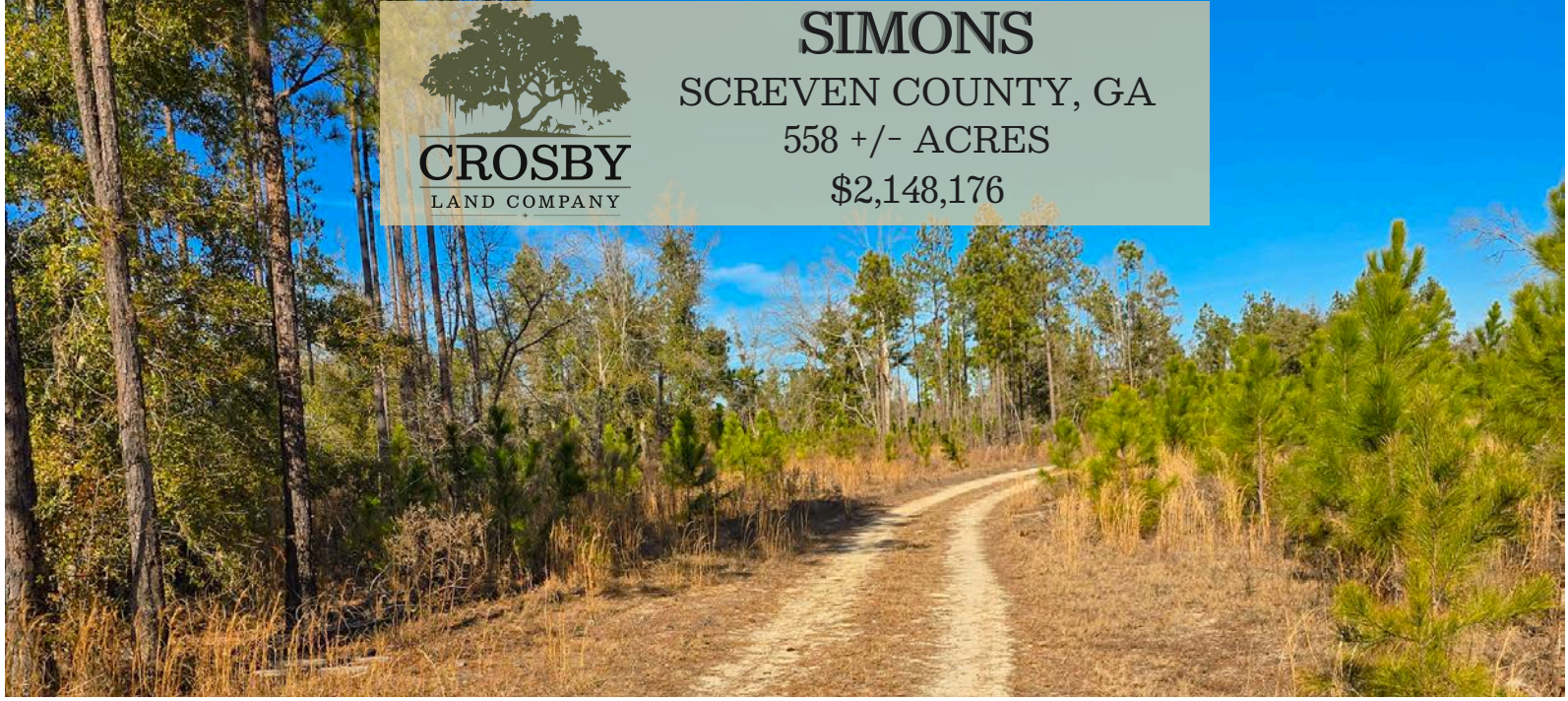


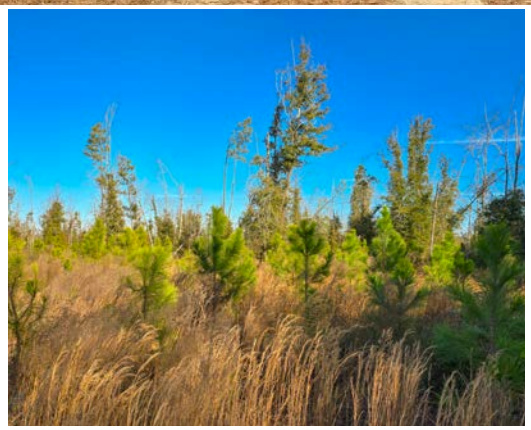
SIMONS

SCREVEN COUNTY, GA

558 +/- ACRES

$2,148,176







PROPERTY DESCRIPTION

Discover the perfect blend of investment potential, natural beauty, and recreational opportunity on this expansive 558-acre tract just 50 miles from Savannah. Whether you're a timber investor, hunter, or outdoor enthusiast, this versatile property has something for everyone.

- 29± acres feature a well-established 14-year-old loblolly pine stand, offering near-term timber income potential.
- 174± acres are planted in 4-year-old pine plantation, setting the stage for long-term growth and return.
- Scattered mature hardwoods provide both diversity and wildlife habitat.
- The remainder of the tract includes recently clear-cut areas, ideal for replanting or creating open wildlife plots.
- A large beaver pond in the middle of the property enhances the natural landscape and supports abundant wildlife.

The property is home to a variety of game species and waterfowl, making it a prime location for hunting, fishing, or recreational retreat development.

With convenient access to Savannah GA, yet tucked away in a peaceful rural setting, this property offers the rare opportunity to enjoy seclusion without sacrificing accessibility.

Don't miss your chance to own this unique and diverse tract of land with both recreational and investment value.

DIRECTIONS:

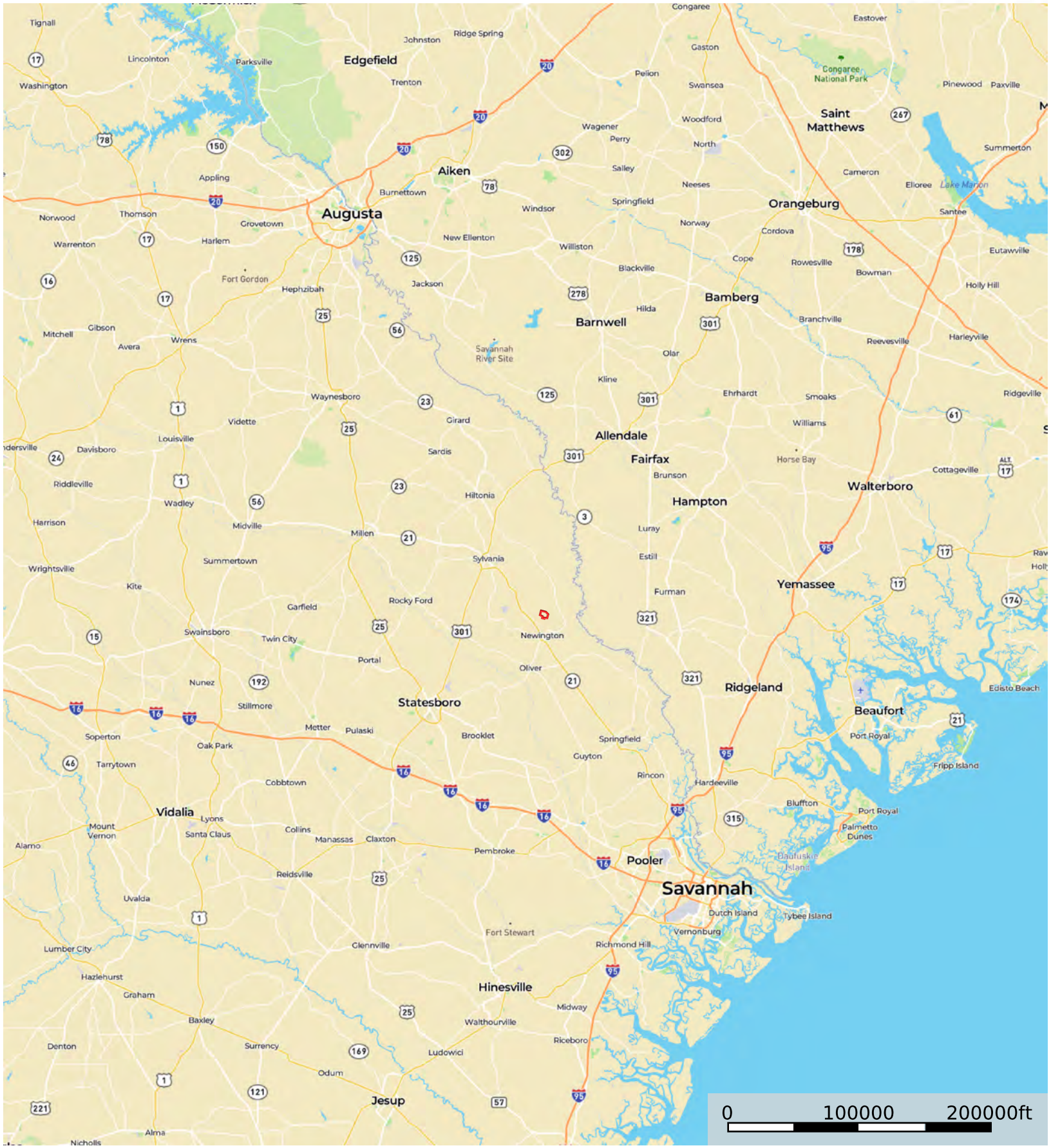
From downtown Sylvania take GA Highway 21 south for 10.3 miles and turn left onto Fish Road. Continue for 1.3 miles then take a right onto Middle Ground Church Road. In 1.2 miles the property entrance will be on your left.

CONTACT
Matthew Bland
C: 912-690-2988
Email: matthewbland@crosbylandco.com
www.CrosbyLandCo.com

Simons

Screven County, Georgia, 558 AC +/-

CROSBY LAND COMPANY



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby

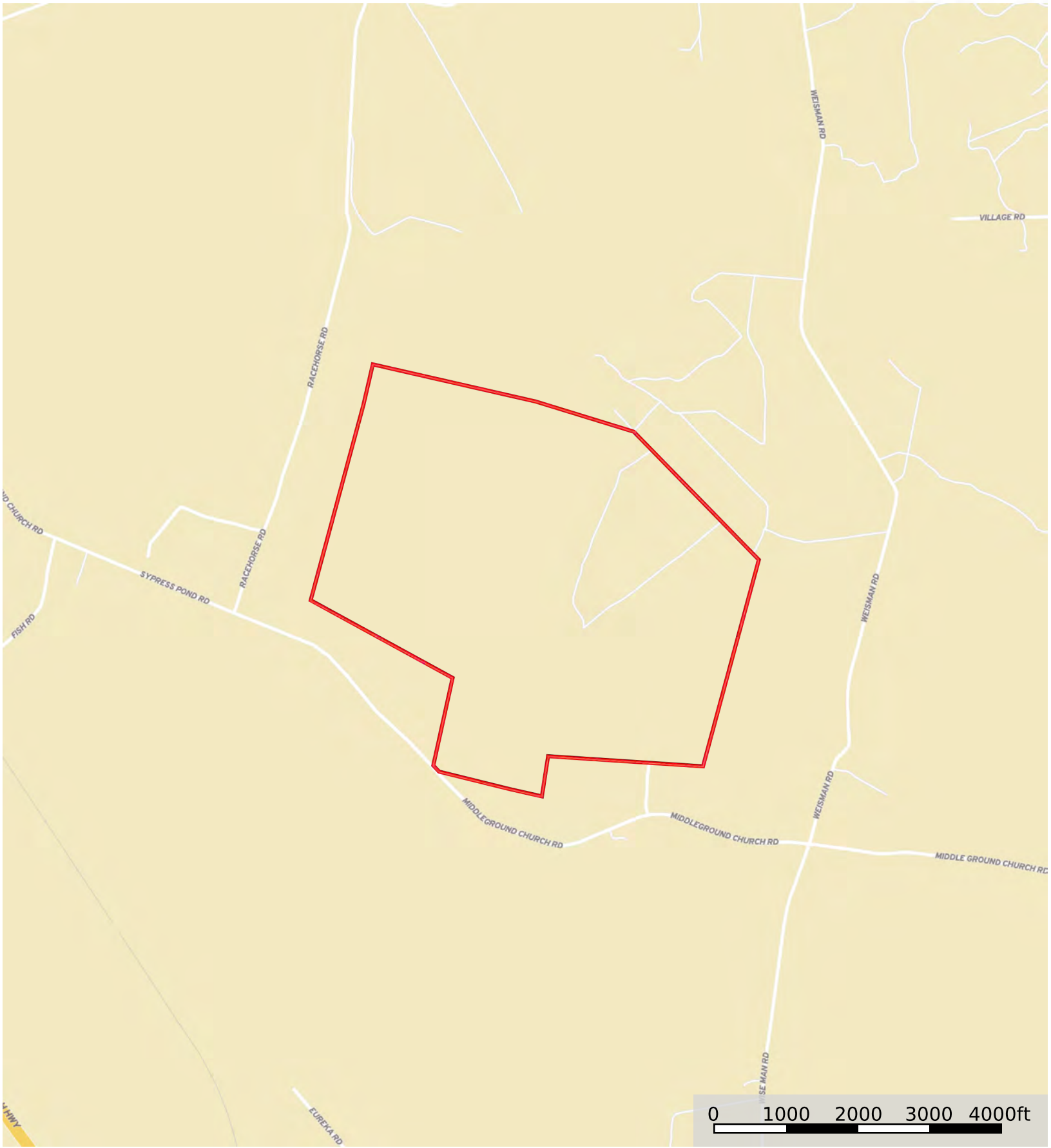
P: 8437825700 Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Simons

Screven County, Georgia, 558 AC +/-

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Simons

Screven County, Georgia, 558 AC +/-

CROSBY LAND COMPANY



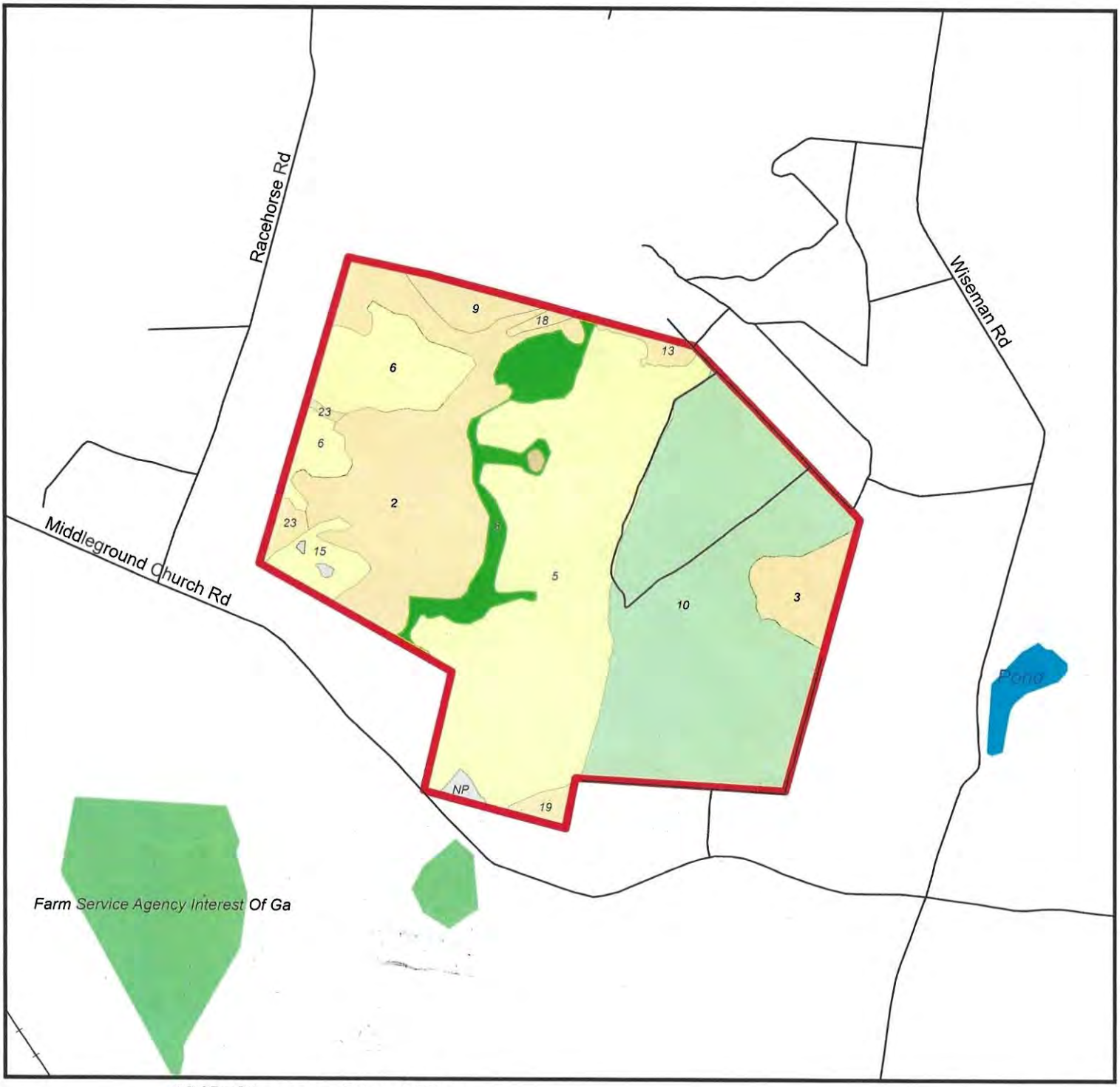
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421D Simons - Stand Map
421D Simons
Parcel # 13251Hb1000
Screven County, GA - approx. 558.0 acres +/-

Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.7
2	Hardwood	15	97.1
3	Hardwood	60	18.0
5	Open		161.7
6	Open		38.6
8	Pine Plantation >= 12 yr	12	29.0
9	Hardwood	15	9.9
10	Pine Plantation < 12 yr	3	173.9
13	Hardwood	75	4.5
15	Open		10.9
17	Bottomland	15	0.7
18	Hardwood	60	1.9
19	Hardwood	60	4.2
23	Hardwood	15	4.8

Smaller stands have been excluded to fit in the allowable space

Property Listing
County
Interstate
US Highway
State Highway
Other Road
Railroad
Lake/Reservoir
Perennial River/Stream

N

SCALE: 1:18,000

0 690 1,380 2,070 Feet

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

1/6/2025