

**35 +/- Ac Land for Sale Chaney Road Tract 9 - Camden
County, GA**
35+/- Ac Chaney Road Tract 9
White Oak, GA 31568

\$276,500
35± Acres
Camden County



**35 +/- Ac Land for Sale Chaney Road Tract 9 - Camden County, GA
White Oak, GA / Camden County**

SUMMARY

Address

35+/- Ac Chaney Road Tract 9

City, State Zip

White Oak, GA 31568

County

Camden County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

31.006386 / -81.745

Acreage

35

Price

\$276,500

Property Website

<https://www.mossyoakproperties.com/property/35-ac-land-for-sale-chaney-road-tract-9-camden-county-ga-camden-georgia/110168/>



35 +/- Ac Land for Sale Chaney Road Tract 9 - Camden County, GA White Oak, GA / Camden County

PROPERTY DESCRIPTION

35+/- Ac Chaney Road Tract in Camden County, GA

Great location in Camden County for a Home Site, Weekend Getaway or Investment Tract easy access to I-95, Coastal Georgia and North Florida. Located in the heart of Camden County, GA just north of Woodbine (Exit 14 on I-95) and South of Waverly, GA (Exit 22 on I-95). Great Hunting tract of location for a Family Estate. The property has been held by one family for decades and has solely been managed for pine timber and hunting. The timber was planted in 2016. Close proximity to Multiple Paper, Pellet and Saw Mills make short hauls and higher returns on timber. Less than 10 minutes to Woodbine, GA, a short drive to the Brunswick Port, St. Simons Island, and Jekyll Island, GA. Kings Bay Naval Submarine Base in St. Marys, Ga is only 25 minutes away. Less than 35+/- minutes to the Jacksonville International Airport Exit & River City Mall, and WildLight Community there is a lot of potential.

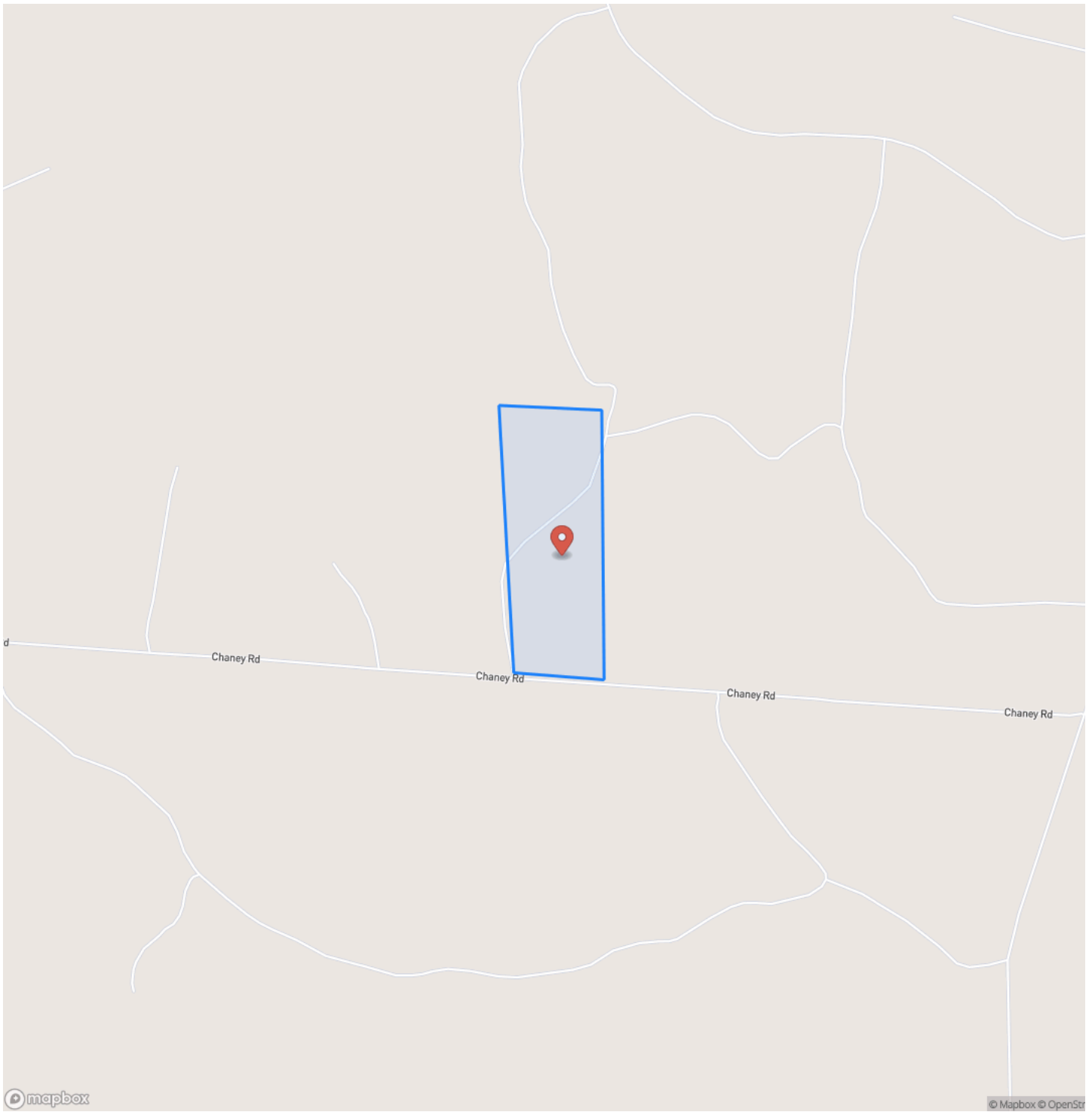
- 35+/- Acres Located in Camden County, GA
- Excellent Deer, Turkey and Hog Hunting
- Premerchantable Timber
- 85%+/- Planted in Pine Production
- 25 minutes to Kingsland / St. Marys and Kings Bay
- Close Proximity to Multiple Mills
- Close Proximity to both Saltwater & Freshwater Boat Ramps
- Excellent Camden County School System
- Close to Port of Brunswick (25 minutes away) and Interstate I-95
- Close to FLETC and Naval Station Kings Bay Nuclear Sub Base

For more information or a private showing contact Terrell Brazell with Mossy Oak Properties at [912-674-2700](tel:912-674-2700) or tbrazell@mossyoakproperties.com

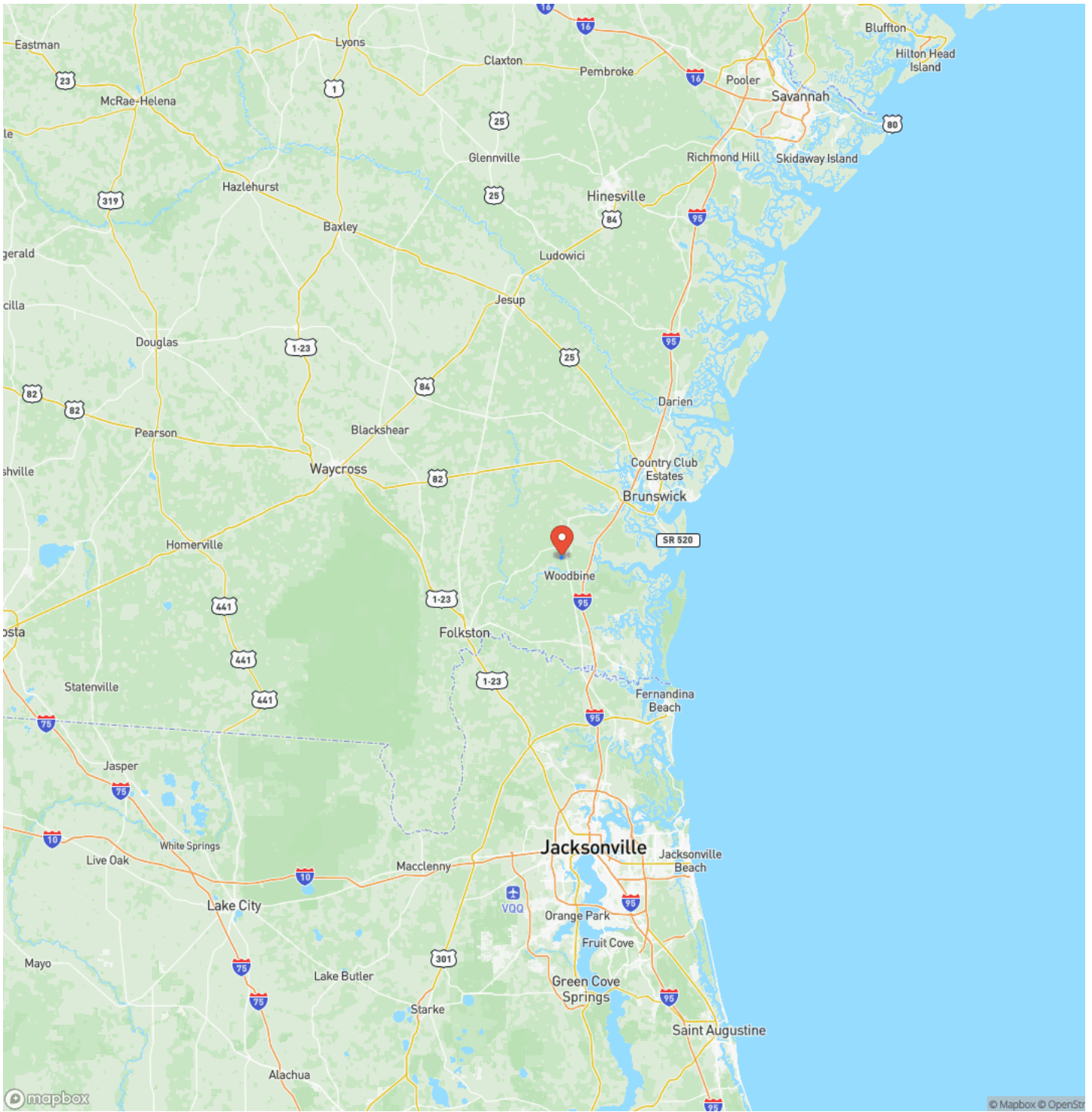
35 +/- Ac Land for Sale Chaney Road Tract 9 - Camden County, GA
White Oak, GA / Camden County



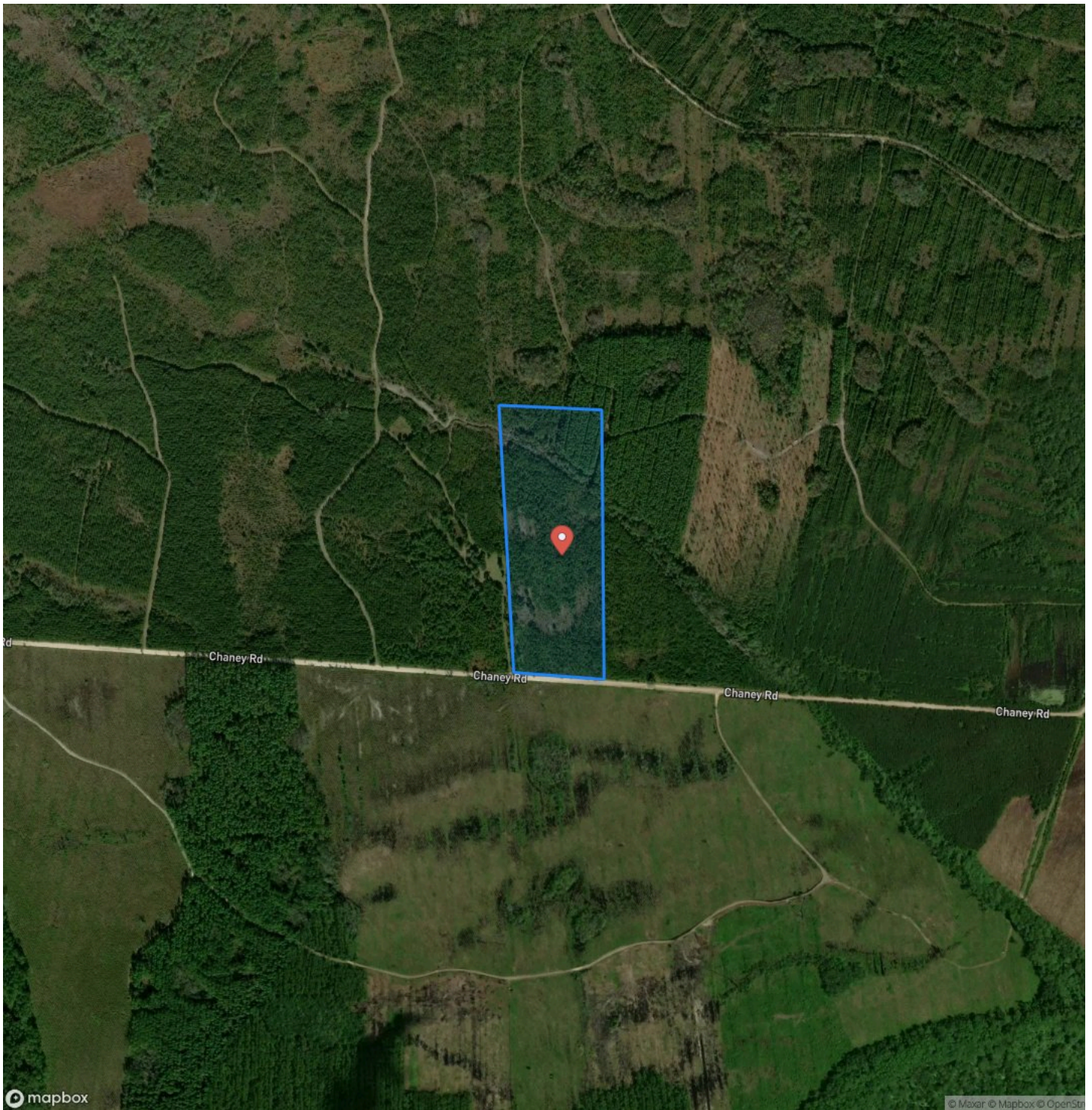
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Coastal Land and Real Estate
309 Arnow Court
Saint Marys, GA 31558
(912) 674-2700
<https://mossyoakproperties.com/>

