**100+/- Ac Recreational Tract in Clinch County**
**0 GA Hwy 84**
**Homerville, GA 31634**

**$300,000**
**100± Acres**
**Clinch County**







## SUMMARY

**Address**
0 GA Hwy 84

**City, State Zip**
Homerville, GA 31634

**County**
Clinch County

**Type**
Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**
31.011231 / -82.831683

**Acreage**
100

**Price**
$300,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

**100 +/- ACRES RECREATIONAL LAND FOR SALE IN CLINCH COUNTY, GA**

A great recreational and hunting tract in Homerville, GA! This 100+/-acre property offers excellent hunting opportunities and great potential for timber replanting, making it an ideal investment for outdoorsmen and landowners. With frontage on GA Hwy 84, the property has convenient access while maintaining the seclusion and privacy that hunters and outdoorsmen want. Whether you're looking for a hunting property, a property to grow timber, or a private retreat, this tract delivers!

**Property Features:**

- 100+/- acres of prime recreational land
- Excellent hunting for deer, hogs, and duck
- Access Easement along East Property Line
- Convenient road frontage on GA Hwy 84
- Two Access Points of Paved Rd.

**Location:**

- 1 hour 40 minutes to Kingsland, GA
- 1 hour 45 minutes to Brunswick, GA
- 2 hours 45 minutes to Savannah, GA
- 1 hour 53 minutes to Jacksonville, FL
- 2 hours 30 minutes to St. Augustine, FL
- 3 hours 22 minutes to Orlando, FL
- 3 hours 38 minutes to Tampa, FL

This property does not have all of the mineral rights as there is a reservation on certain rights in the title. Contact Mossy Oak Properties for more information on this property or others like it. Terrell Brazell at 912-674-2700 / tbrazell@mossyoakproperties.com

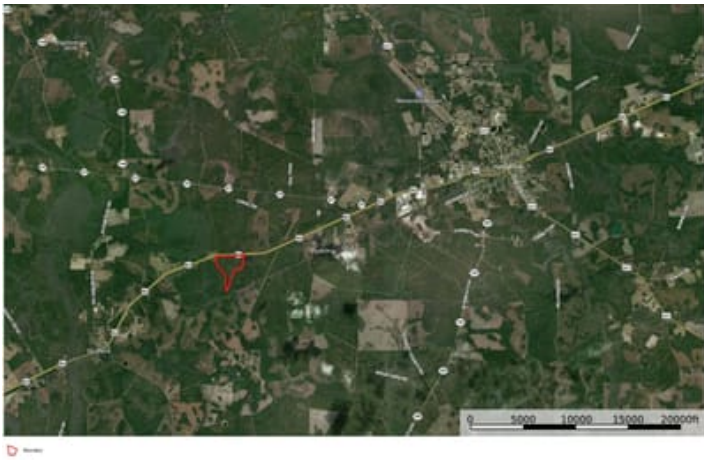




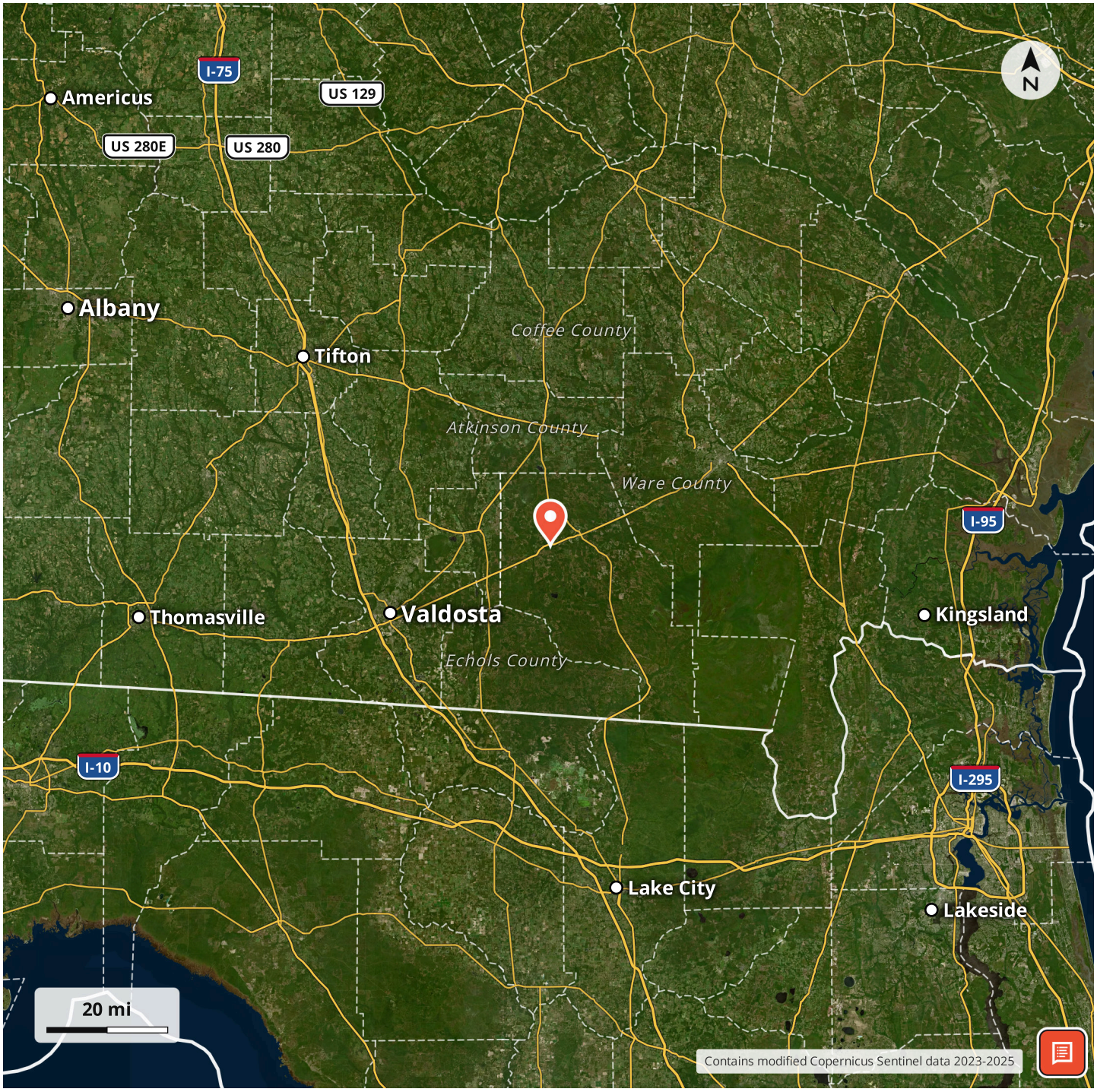




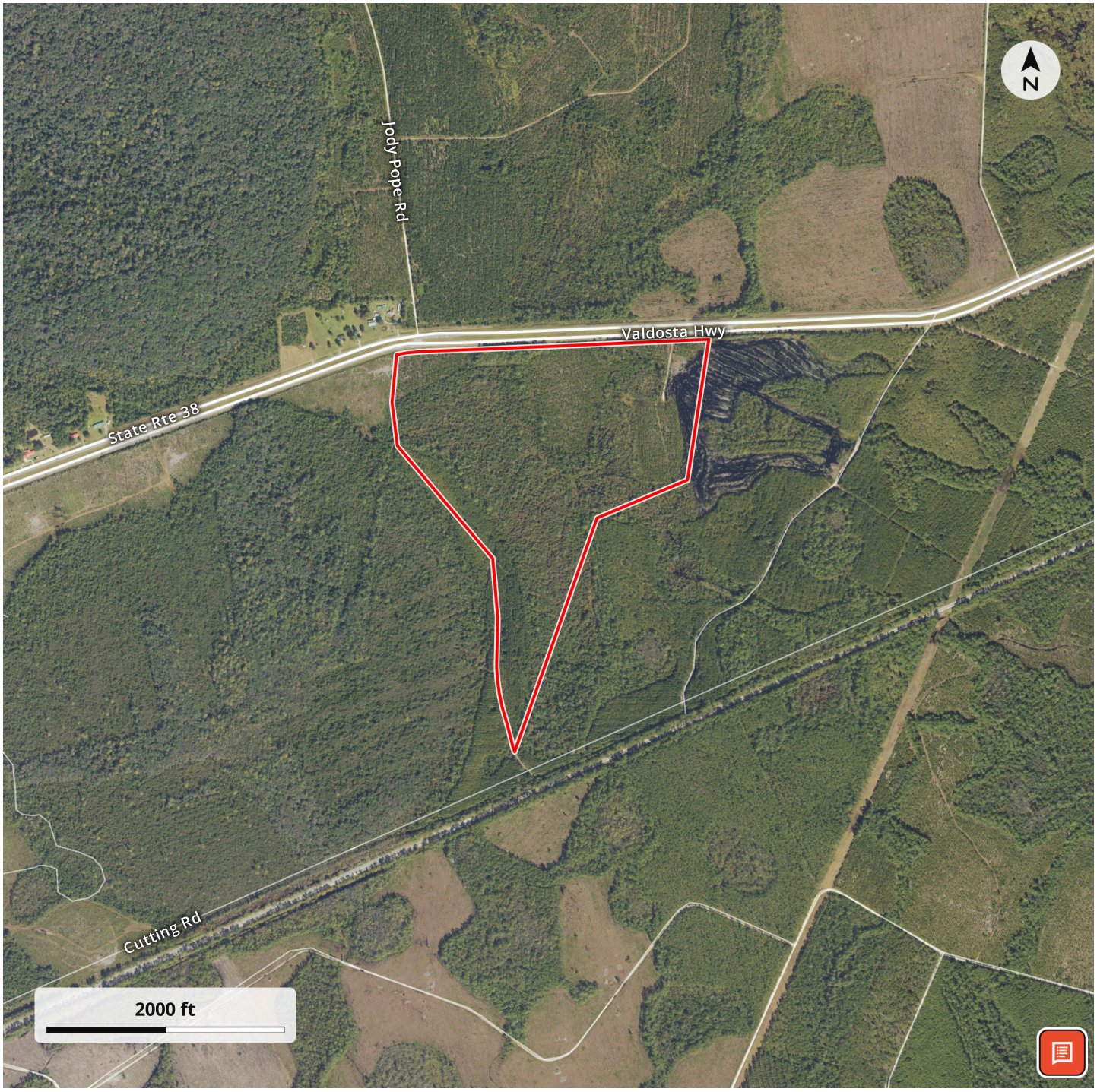



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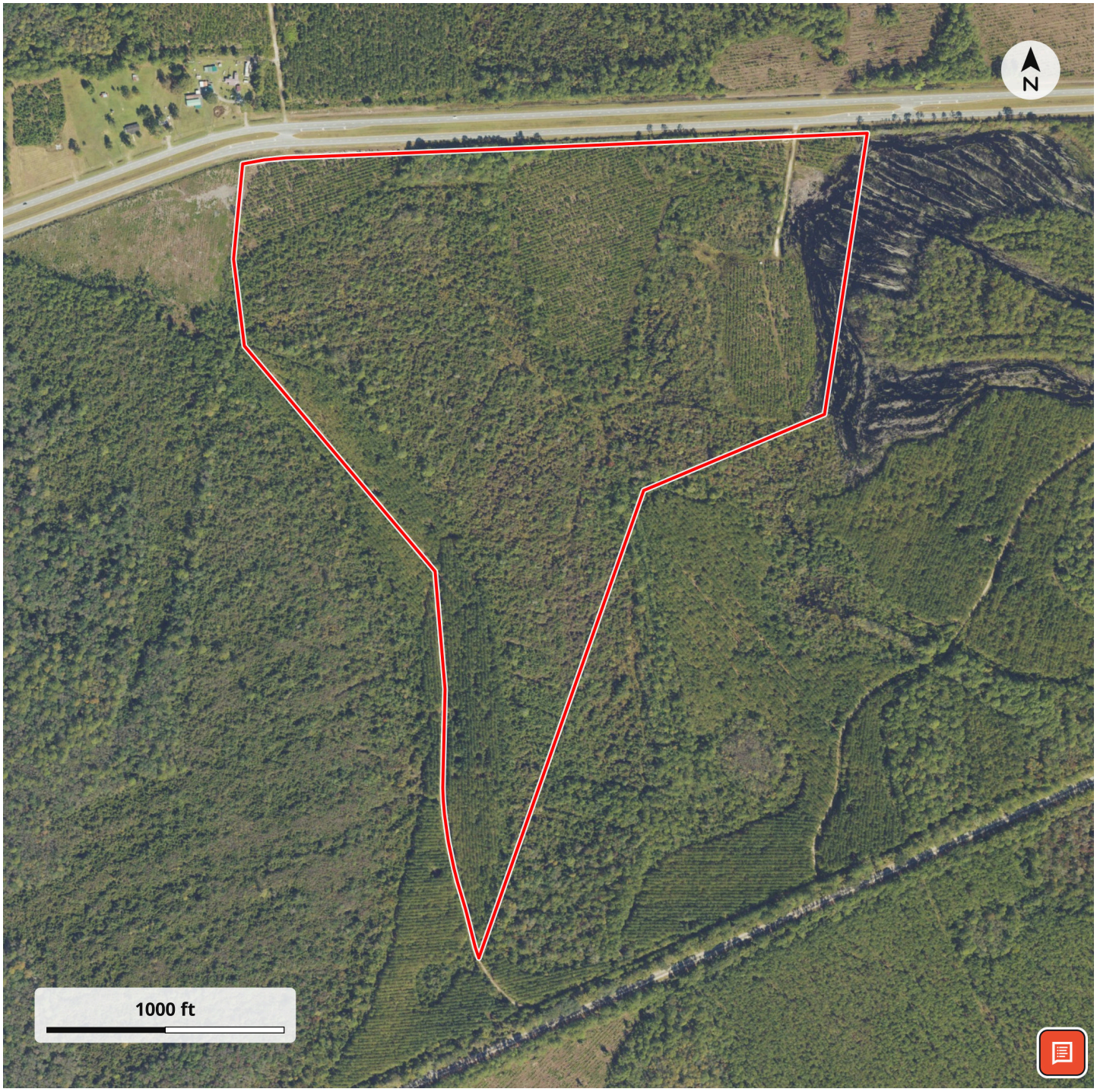
# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Terrell Brazell

**Mobile**
(912) 674-2700

**Email**
tbrazell@mossyoakproperties.com

**Address**
309 Arnow Court

**City / State / Zip**
Saint Marys, GA 31558

## NOTES

**NOTES**

## DISCLAIMERS

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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.

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