



246 Acres in Pierce County GA

Oak Hill Rd, Blackshear, Georgia 31516

Mike Lansdell, ALC
912-409-0925
mikel@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$688,800

Offering Summary

Acreage:	246 Acres
Price / Acre:	\$2,800
City:	Blackshear
County:	Pierce
Property Type:	Timberland Waterfront Hunting and Recreational Land

Property Overview

This 246-acre property is located in historic Pierce County, Georgia. With over 1.4 miles of river frontage of the Alabama River, this particular piece of land is perfect for hunting, fishing, AND a solid timberland investment. The property has \pm 141 acres of 8-year-old planted Loblolly pine stand. Great hunting opportunities such as turkey, whitetail deer, hogs, and other small game. This river bottomland is the engine for fast-growing pine trees and does have a sandy upland area to build a cabin. The magnificent riverside view filled with wildlife will surely bring joy to the nature-lovers, fishermen, and all those looking to get away from city life. Call today for more information.

SPECIFICATIONS & FEATURES



Specifications & Features

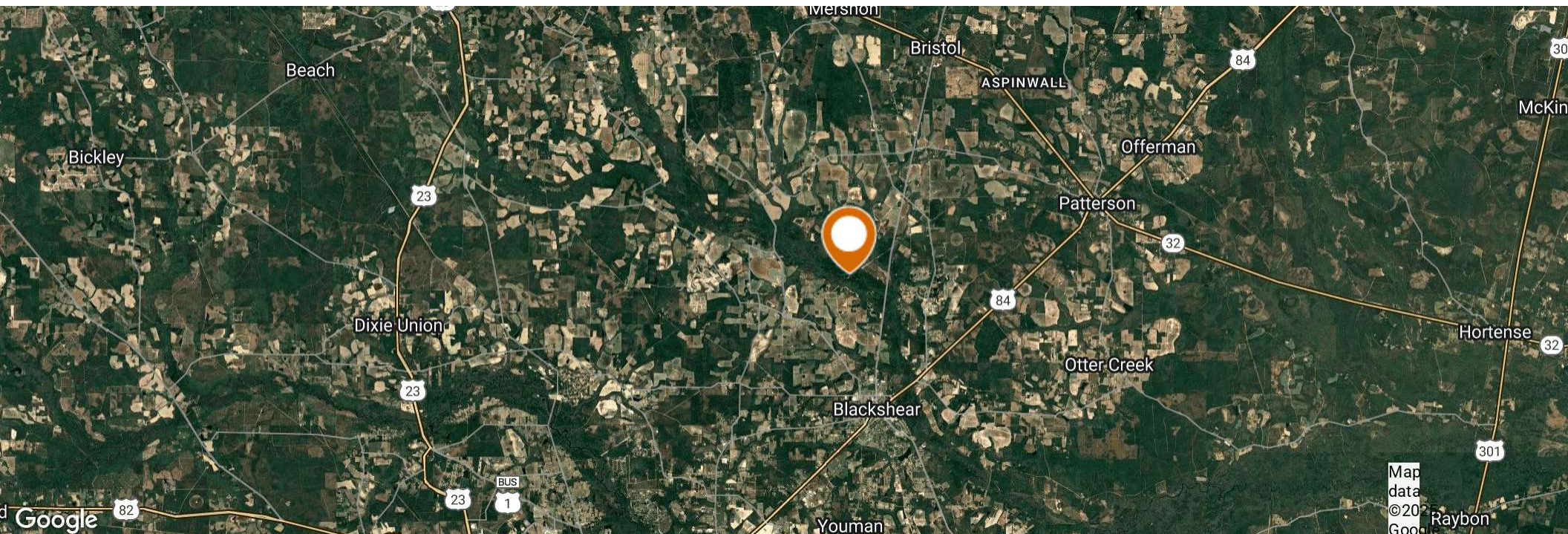
Land Types:	<ul style="list-style-type: none">• Timberland• Waterfront
Uplands / Wetlands:	232.7 acres of wetlands and 34.1 acres of uplands
Taxes & Tax Year:	\$1686 for 2022
Zoning / FLU:	AF (Agriculture/Forestry)
Lake Frontage / Water Features:	Alabaha River
Road Frontage:	Easement access from Oak Hill Road
Nearest Point of Interest:	Blackshear
Current Use:	Timber
Grass Types:	Native
Potential Recreational / Alt Uses:	Hunting, fishing, camping
Land Cover:	Planted pine
Survey or Site Testing Reports:	Survey
On Site Road Access:	Access to property is through a deeded easement.
Age of Stages of Timber:	7 year planted loblolly

LOCATION

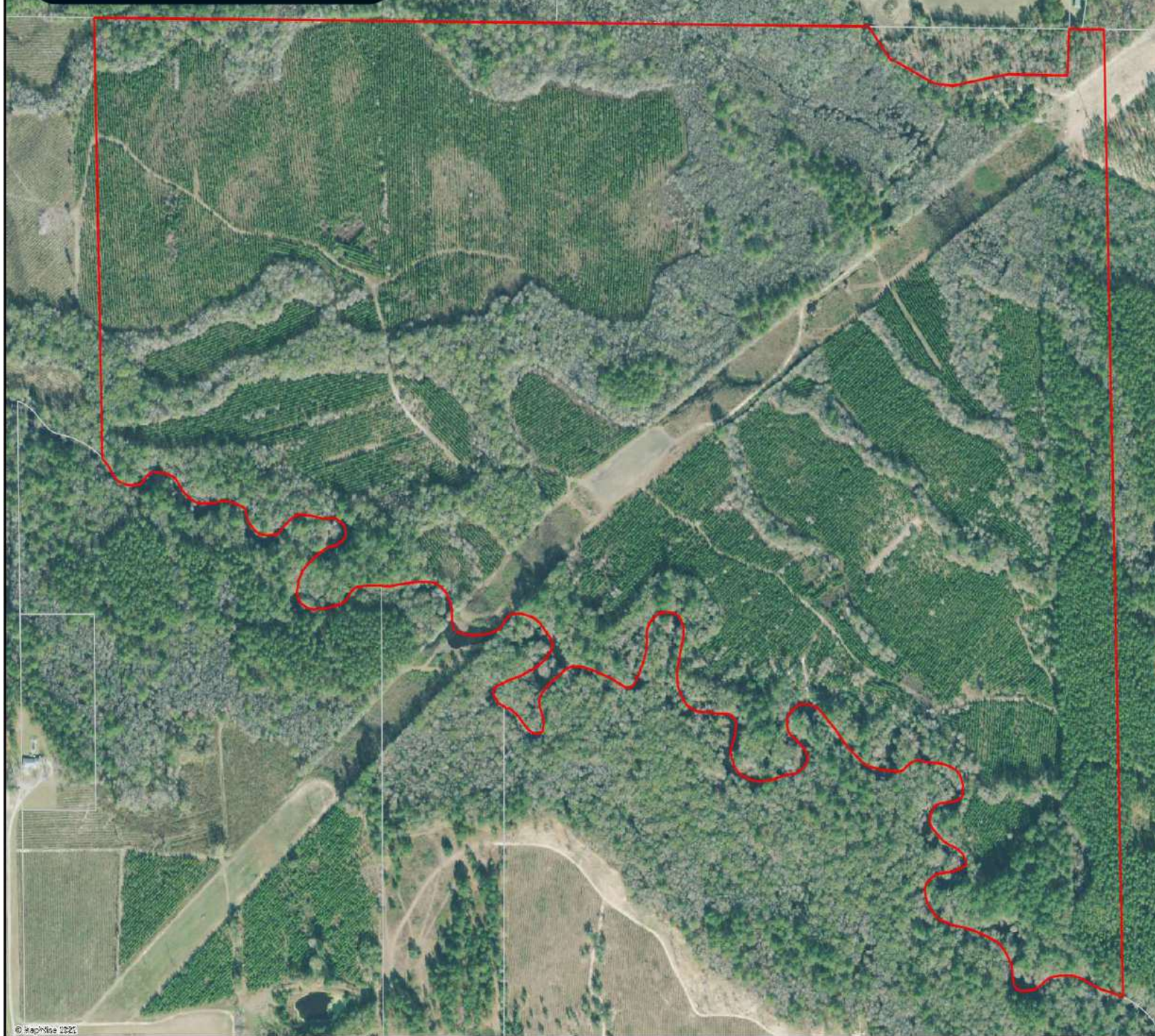


Location & Driving Directions

Parcel:	032-027
GPS:	31.3592612, -82.2545368
Driving Directions:	Call listing agent for directions.
Showing Instructions:	Call listing agent for appointment

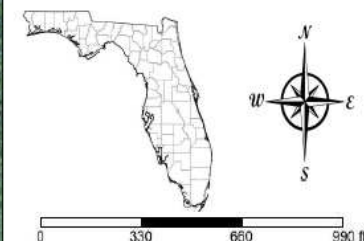






County Boundaries
 Polygons Drawing
 Lines Drawing
 Labels Drawing
 Points Drawing
 Parcel Outlines

CODE	DESC	ACRES
PFO1C	Fresh water Forested/Shrub Wetland	118.6
PSS1/3A	Fresh water Forested/Shrub Wetland	31.2
PSS1/3C	Fresh water Forested/Shrub Wetland	23.1
PSS1C	Fresh water Forested/Shrub Wetland	17.0
PFO1/SS1C	Fresh water Forested/Shrub Wetland	15.4
PEM1C	Fresh water Emergent Wetland	12.0
PFO4A	Fresh water Forested/Shrub Wetland	7.1
PSS3A	Fresh water Forested/Shrub Wetland	3.5
PSS4A	Fresh water Forested/Shrub Wetland	2.0
PFO1F	Fresh water Forested/Shrub Wetland	1.8
PFO1/4C	Fresh water Forested/Shrub Wetland	1.1
PEM1/SS1C	Fresh water Emergent Wetland	.0
TOTAL WETLANDS		232.7
TOTAL UPLANDS		34.1
TOTAL ACRES		266.8

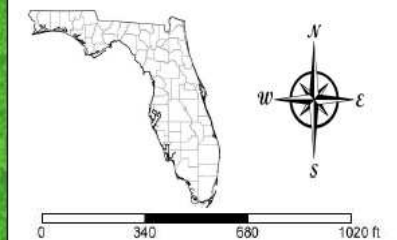


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- County Boundaries
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- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Mike Lansdell, ALC

Senior Advisor

mikel@saundersrealestate.com

Direct: **877-518-5263 x448** | Cell: **912-409-0925**

Professional Background

Mike Lansdell, ALC is a Senior Advisor at Saunders Real Estate.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

- Timber
- Agriculture
- Land Management



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