

# Watson Creek Timber

Old Kirkland Road, Lyons, Georgia 30436

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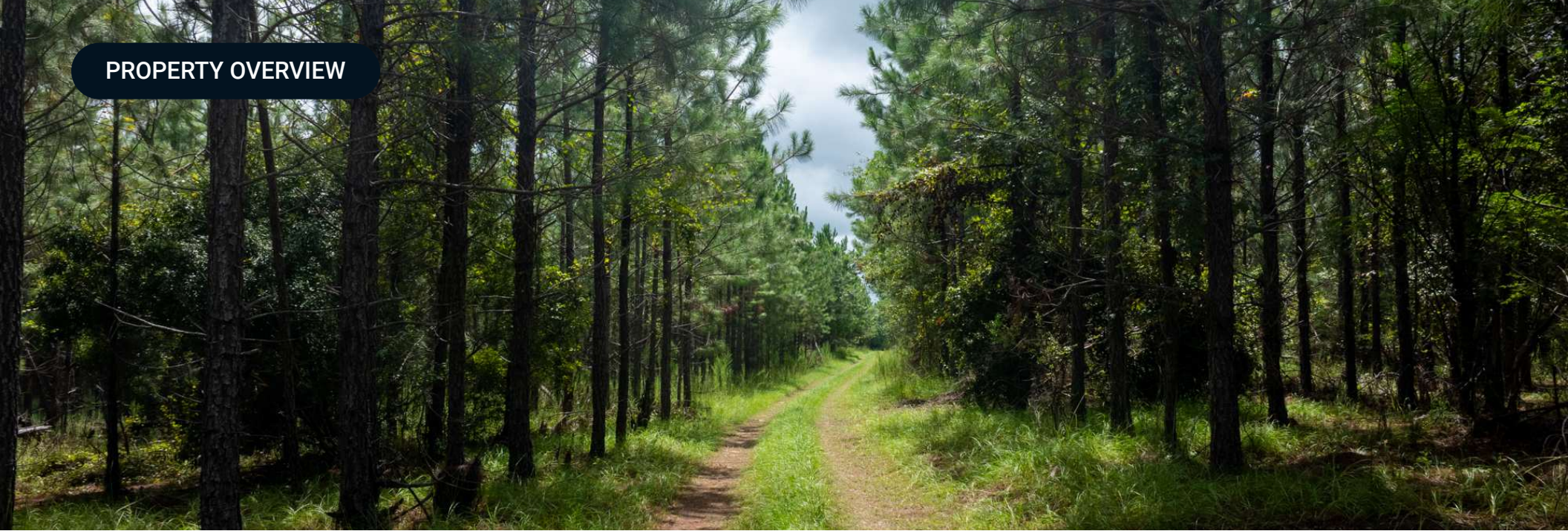


AERIAL MAP  
175 ± ACRES





## PROPERTY OVERVIEW



### Sale Price

**\$959,000**

### Offering Summary

Acreage:	175± Acres
Price / Acre:	\$5,475
State:	Georgia
City:	Lyons
County:	Toombs
Property Type:	Timberland Hunting and Recreational Land

### Property Overview

Watson Creek Timber is a prime 175± acre recreational timberland offering located in Eastern Toombs County, Ga. Whether you are a weekend warrior or a serious outdoorsman, this property is set up to be a dynamite hunting tract that can be enjoyed every season of the year. Recently improved, the property now features an upgraded road system and 3 newly established food plots, including one that spans over 5 acres in size. This tract offers a promising 123 acres of pine plantation that will guarantee income from a timber harvest in the future. The property's terrain also gently rolls down to over half a mile of beautiful Watson Creek frontage. This balance of water, timber, and food creates a habitat teeming with whitetail deer and eastern wild turkeys.

The property boasts an impressive 87% uplands acreage, along with an internal road system that stretches over 2 miles. The northern boundary of the property directly fronts Old Kirkland Road, which connects to Highway 280 and provides convenient access to the cities of Vidalia and Reidsville. This property would make an excellent country homesite that guarantees secluded privacy and plenty of acreage for your enjoyment. The property also has a high soil integrity suited for timber and agricultural production. At the property's geographical center is a concentration of productive Tifton soils that offer agricultural upside. This fertile acreage could be converted into a bird field, an additional food source for the deer, or transitioned back into conventional agriculture. Characterized by creek frontage, growing timber, navigable roads, and a habitat rich with wildlife, Watson Creek Timber offers the ideal amount of acreage to be managed for your recreational goals. If you are a buyer interested in viewing this exclusive listing, please contact Chap Shuman directly.



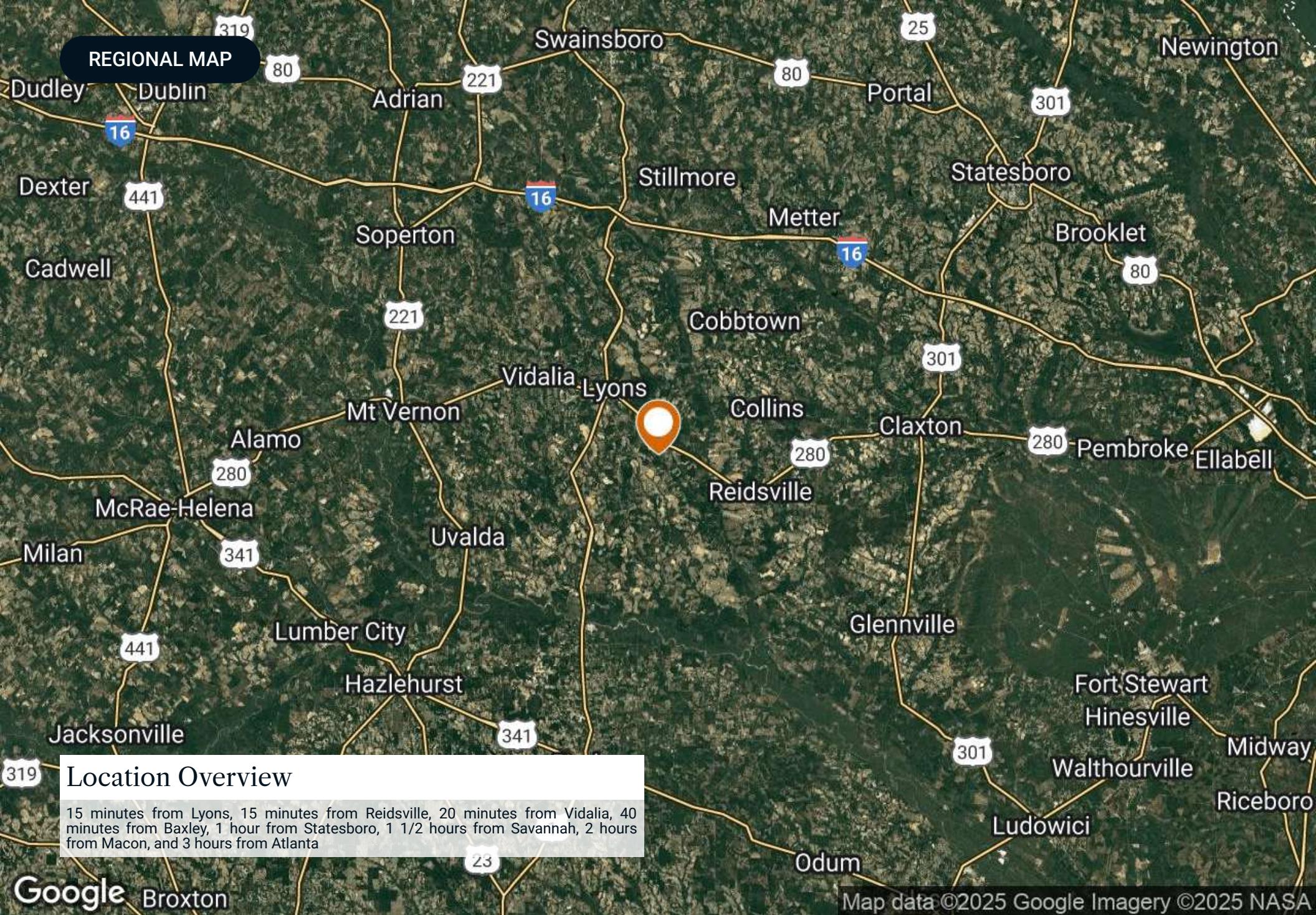


## SPECIFICATIONS & FEATURES

## Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	87% Uplands Acreage and 13% Wetland Creek Bottom Acreage
Soil Types:	Osier and Bibb Soil = 43 Acres Tifton Soils = 31 Acres Pelham Soil = 24 Acres Fuquay Soil = 17 Acres Lakeland Soil = 14 Acres
Taxes & Tax Year:	Estimated 2025 Taxes: \$3,881
Lake Frontage / Water Features:	0.62 Miles of Watson Creek Frontage
Road Frontage:	0.33 Miles of Frontage on Old Kirkland Rd
Nearest Point of Interest:	The Cities of Vidalia, Reidsville, and Baxley
Current Use:	Timber Production and Recreation
Survey or Site Testing Reports:	Recorded survey on file at Toombs County courthouse.
Game Population Information:	Whitetail Deer, Eastern Wild Turkey, and Wild Hog





REGIONAL MAP

### Location Overview

15 minutes from Lyons, 15 minutes from Reidsville, 20 minutes from Vidalia, 40 minutes from Baxley, 1 hour from Statesboro, 1 1/2 hours from Savannah, 2 hours from Macon, and 3 hours from Atlanta

Google Broxton

Map data ©2025 Google Imagery ©2025 NASA



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS









## ADVISOR BIOGRAPHY



### Chap Shuman

Advisor

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## Professional Background

Chap Shuman is an Advisor at Saunders Real Estate in Reidsville, Ga.

As a native of Southeast Georgia, Chap grew up with a deep-rooted connection to the family land that he lived, worked, and recreated on. He is now a fourth generation steward of this farm, and this passion for sustaining a property's legacy led him to pursuing a career that allows him the great opportunity of serving those who also have lived, worked, and recreated on the land. He has a profound appreciation for the history of both the people and properties he represents. Chap's role as a land advisor allows him to combine his two greatest passions - people and land. He understands that to lead, you must first serve, and when awarded the opportunity to represent a landowner, he cut no corners in serving them in the greatest capacity. Whether it is a generational piece of land or an investment property, choosing to liquidate your asset is a weighty decision, and as your advisor, Chap will guarantee that your property's value and potential is maximized.

Chap's academic journey led him to the University of Georgia's Terry College of Business, where he earned a Bachelor of Business Administration in Real Estate and a Certificate in Personal Organization and Leadership. During his time at UGA, he fueled his love for people by assuming the role of President in the Sigma Phi Epsilon fraternity. It is here that Chap would live out his belief that in order to lead, you must first serve.

The foundation of Chap's real estate service is his Christian faith, and he takes great responsibility in representing landowners. With integrity, an unmatched work ethic, and a commitment to excellence, Chap aims to listen to your needs and provide the most professional, transparent real estate service possible.

Chap specializes in:

- Agricultural Land
- Pecan Orchards
- Timberland
- Recreational/Hunting Land





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