



**Fountains
Land**
AN F&W COMPANY



Woodbine Acreage

Woodbine Acreage offers 88 total acres with more than 20 acres of potentially developable land that should have accessible sewer and water from the city of Woodbine.

This property consists of two tax parcels, with one parcel located inside the Woodbine city limits. It sits just south of town on the east side of US Highway 17 and extends to 17th East Street. With more than 20 acres of land suitable for development and access to city sewer and water, the property is well-suited for single-family or multi-family projects, subject to proper zoning approvals. Timber on the tract is currently under contract and scheduled to be harvested by January 2027. The highest and best use includes opportunities for small developers or buyers seeking acreage that provides both privacy and convenience.

Property Highlights

-  **\$400,000**
-  **+/- 88.9 Acres**
-  **Woodbine, GA**
-  **Multiple Use**



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LOCATION



Woodbine Acreage is located within the Woodbine city limits and features frontage on Highway 17.

Woodbine Acreage is positioned at the south end of the historic city of Woodbine, Georgia, the county seat of Camden County. The county is home to the Kings Bay Naval Submarine Base and Cumberland Island National Seashore. This coastal region features scenic marshland views, access to intercoastal waterways, and close proximity to area beaches. Woodbine offers central access to Brunswick and Kings Bay along Interstate 95, while Jacksonville, Florida is only 45 minutes away. Jekyll Island, St. Simons Island, Jacksonville's beaches, the Jacksonville Zoo, and Okefenokee State Park are all within easy driving distance. The property is located at the corner of East 17th Street and US Highway 17 in Woodbine, Georgia.

TAX & TITLE



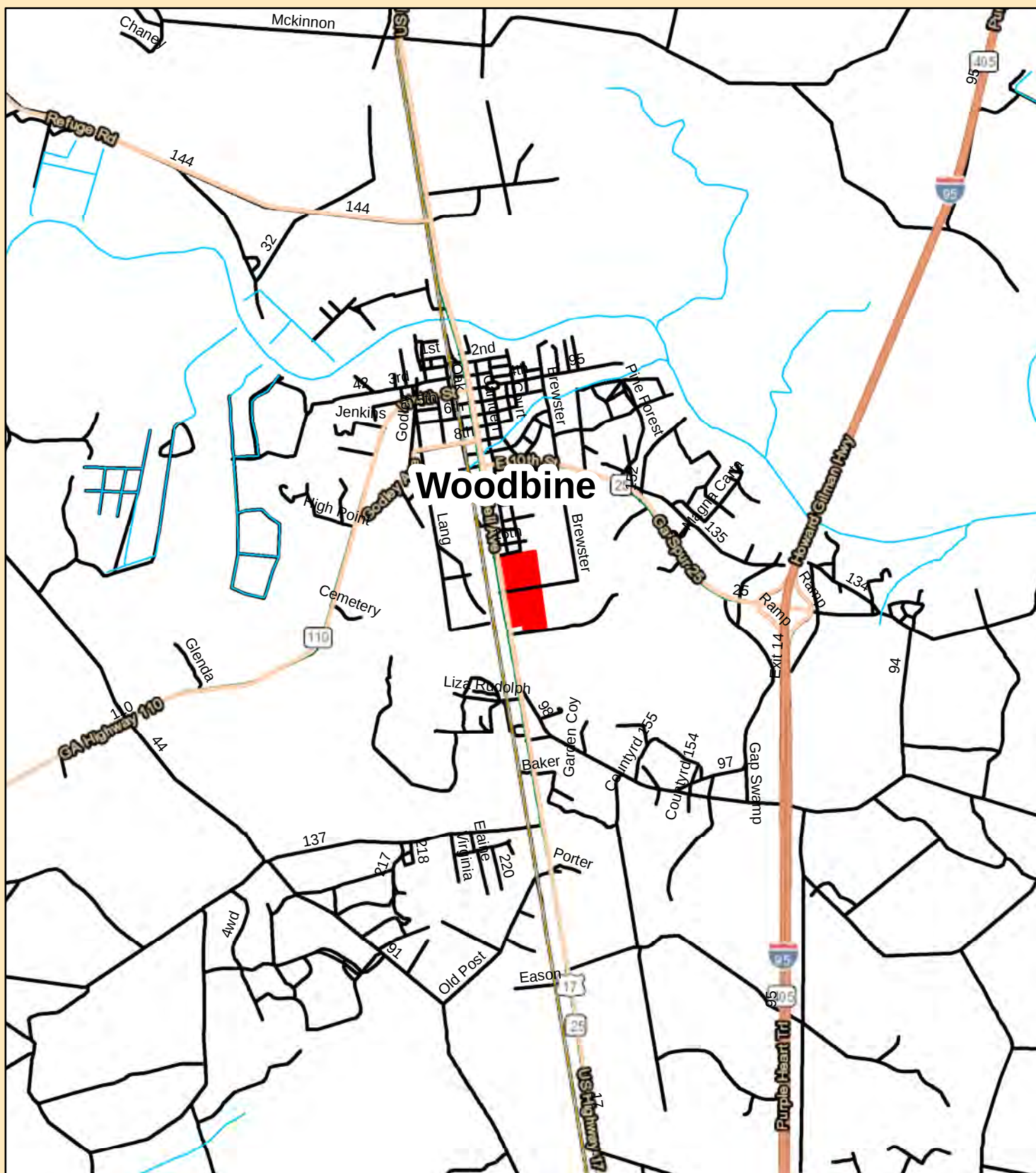
Woodbine Acreage has road frontage on 17th Street.

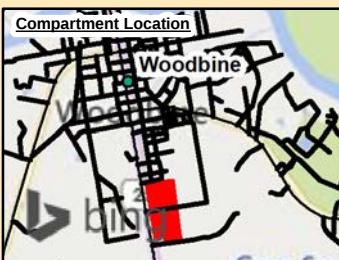
The property boundaries are marked in blue paint for the current timber sale. Ownership is held by Item II (A) (B) (1) TRUST, also known as Buie Family Land & Timber, LLC, and is recorded in Deed Book 2308, Page 75, Tract 5. Annual property taxes for 2025 are \$1,658. The property is zoned A-5.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



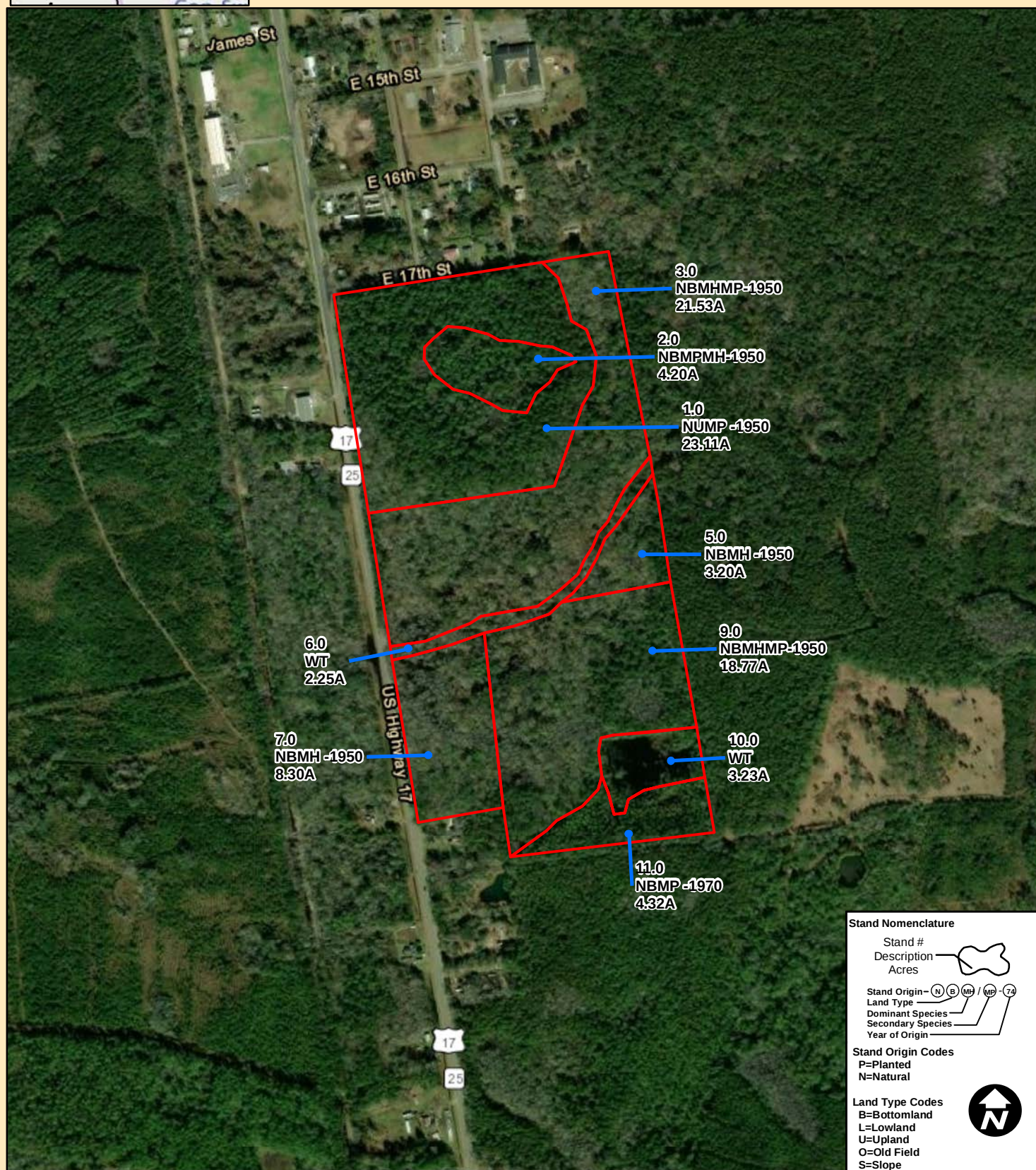
Tract # 015273
AA Buie Family Land & Timber,
LLC & C/O Lisa Reynolds
Woodbine Acreage Tract
Camden County, Georgia
88.9 Tax Acres
83.77 GIS Acres





Tract # 015273
AA Buie Land & Timber, LLC C/O
Lisa Reynolds
Woodbine Acreage Tract
Camden County, Georgia
88.9 Acres

Mapper: AMontgomery
Stand Date: 2/12/2025



Stand Nomenclature

Stand #
Description
Acres

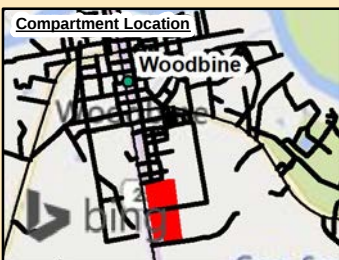
Stand Origin— (N) (B) (MH) (MP) (T)

Land Type
Dominant Species
Secondary Species
Year of Origin

Stand Origin Codes
P=Planted
N=Natural

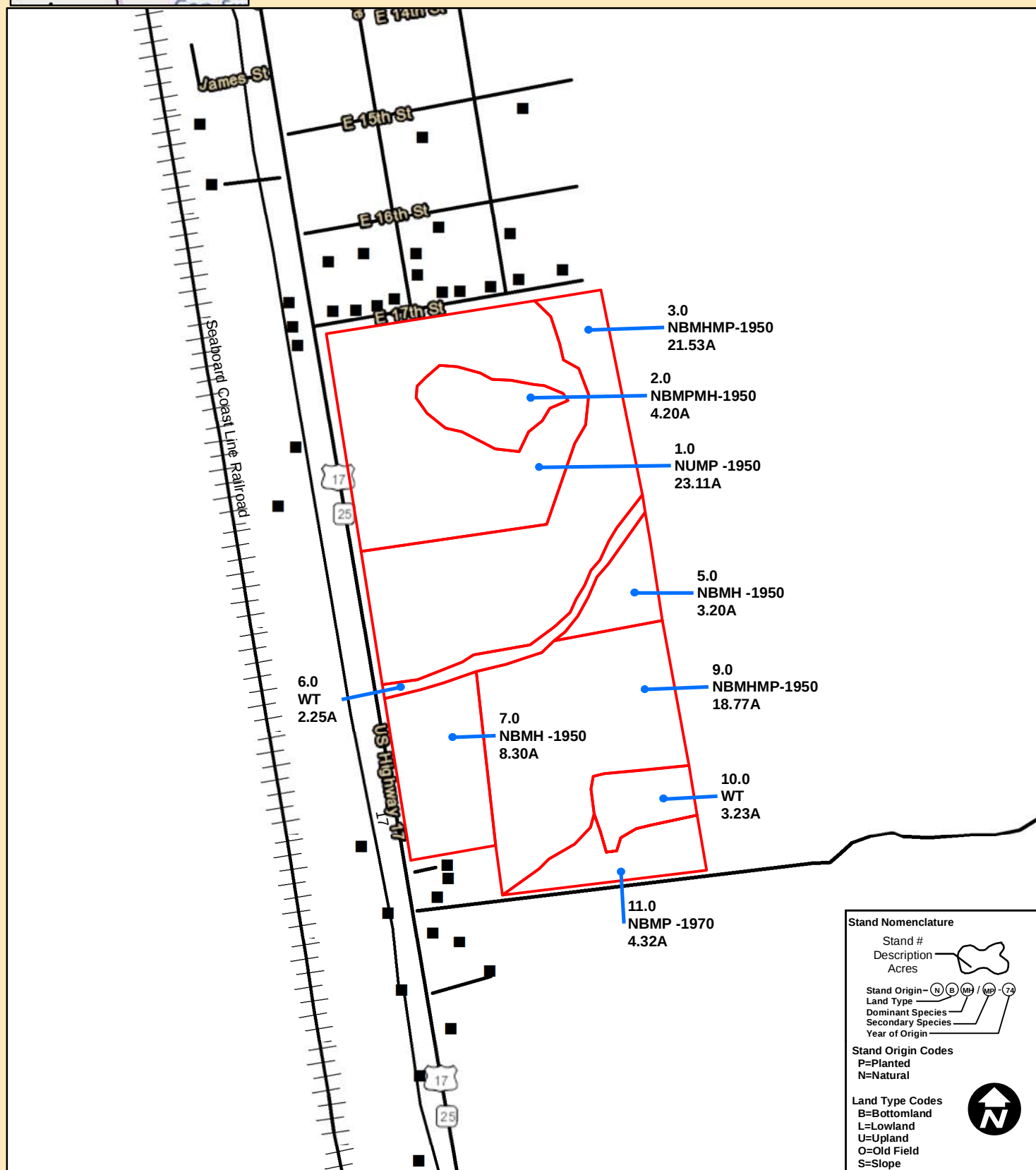
Land Type Codes
B=Bottomland
L=Lowland
U=Upland
O=Old Field
S=Slope





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 AA Buie Family Land & Timber,
 LLCC/O Lisa Reynolds
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