



SATILLA RIVER BOTTOM TIMBERLANDS

0 WOODROW LANE NAHUNTA
NAHUNTA, GA 31553

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Property Overview



Sale Price

\$2,810,600

PROPERTY OVERVIEW

Immerse yourself in the ultimate outdoor paradise at this remarkable river bottom property in Nahunta, GA. With an impressive 4.8 miles of frontage on the Satilla River, this land is a haven for hunting and fishing enthusiasts. The expansive grounds offer unparalleled opportunities for outdoor recreation, while the surrounding natural beauty creates an ideal setting for a hunting or fishing retreat. Embrace the serenity and abundance of wildlife that this property affords, making it an exceptional investment for those seeking a prime location for outdoor pursuits. Indulge in the thrill of the hunt and the tranquility of the river at this extraordinary river bottom property in Nahunta, GA.

OFFERING SUMMARY

| | |
|-----------------|--------------------------------------|
| Acreage: | 1,081 Acres |
| Price / Acre: | \$2,600 |
| City: | Nahunta |
| County: | Brantley |
| Property Type: | Land, Land Investment, Timberland |

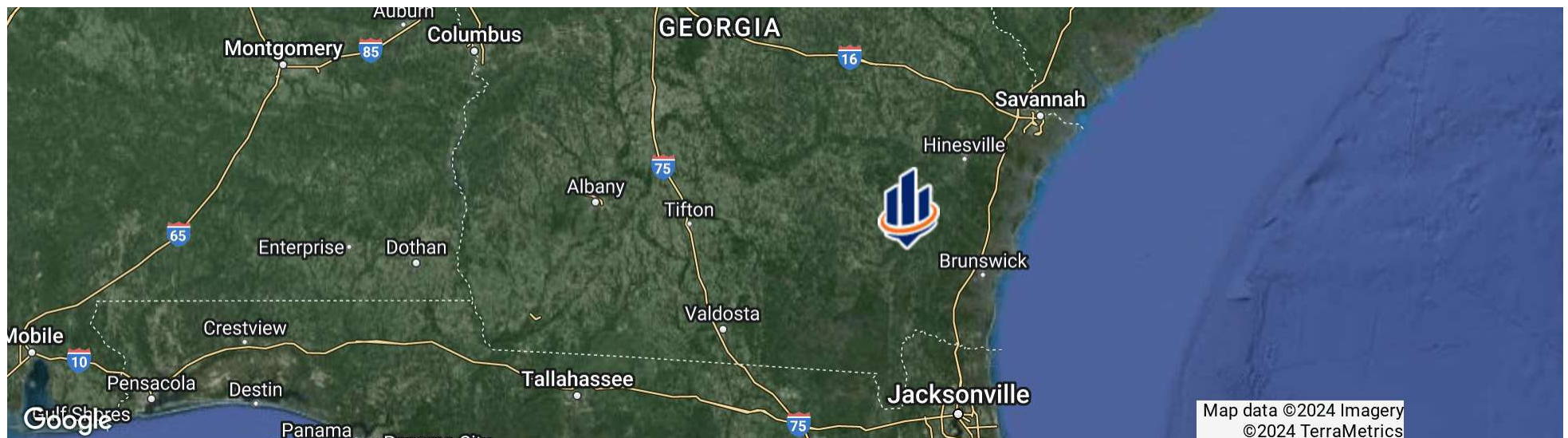


Location



LOCATION & DRIVING DIRECTIONS

Parcel: B039 013
GPS: 31.2687174, -81.9889686
Driving Directions: Call listing agent
Showing Instructions: Call listing agent



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

Wetlands 1,074± acres and Uplands 3± acres

Taxes & Tax Year:

2023 taxes \$4609.92

Zoning / FLU:

Ag

Lake Frontage / Water Features:

4.8 miles of frontage on the Satilla River

Nearest Point of Interest:

Brunswick, St. Simons Island

Current Use:

Hunting Recreation, some timber

Grass Types:

Native






Potential Recreational / Alt Uses:

Hunting, Fishing, Canoe and Kayaking

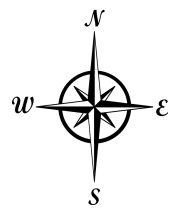
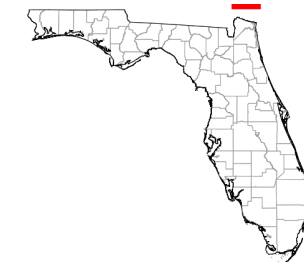
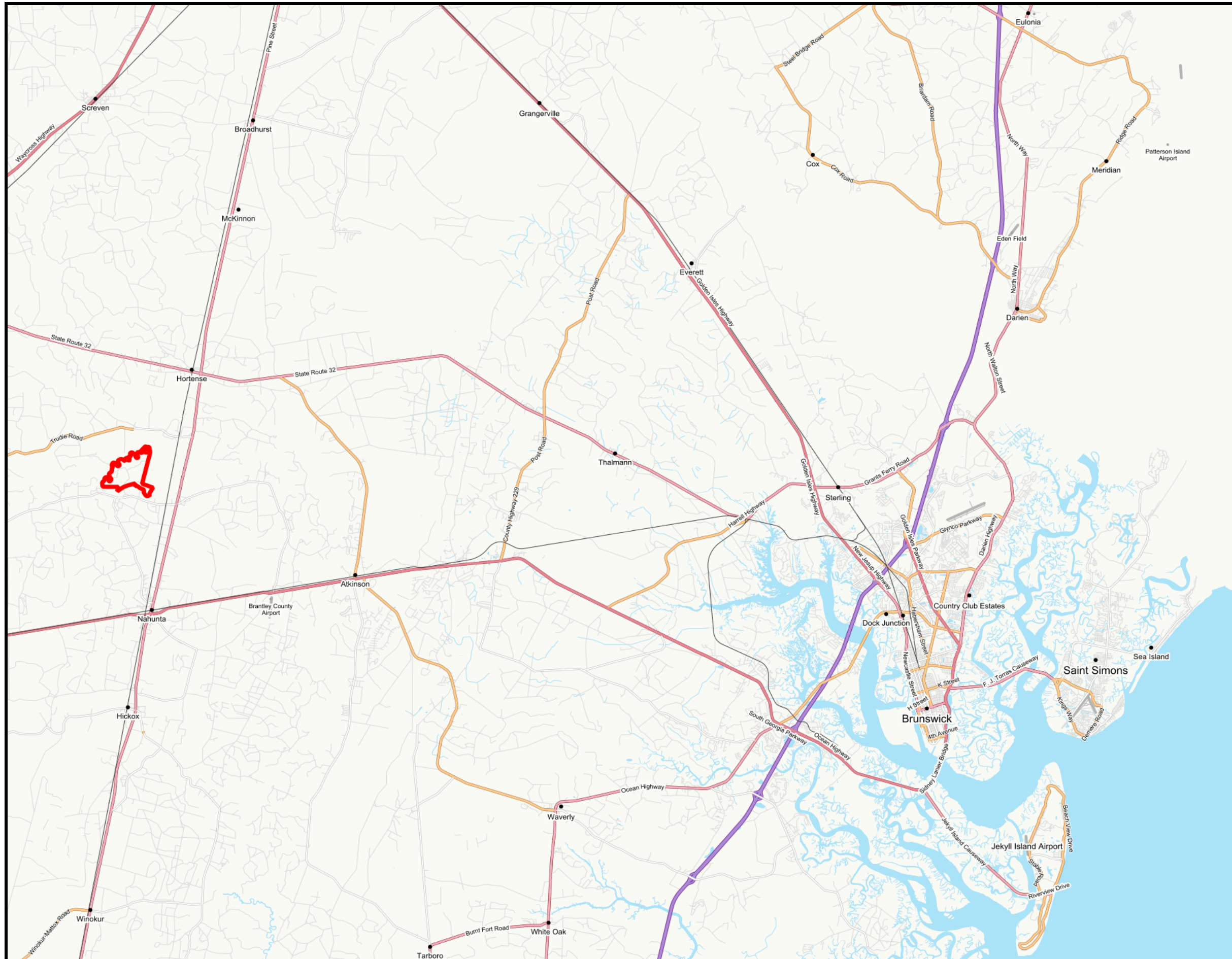
Land Cover:

Natural hardwood, pine and cypress

Satilla River Bottom Ranch- Location 1

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing

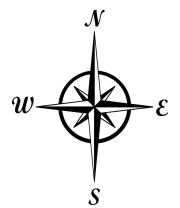
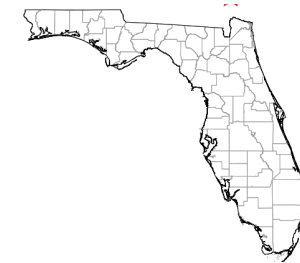
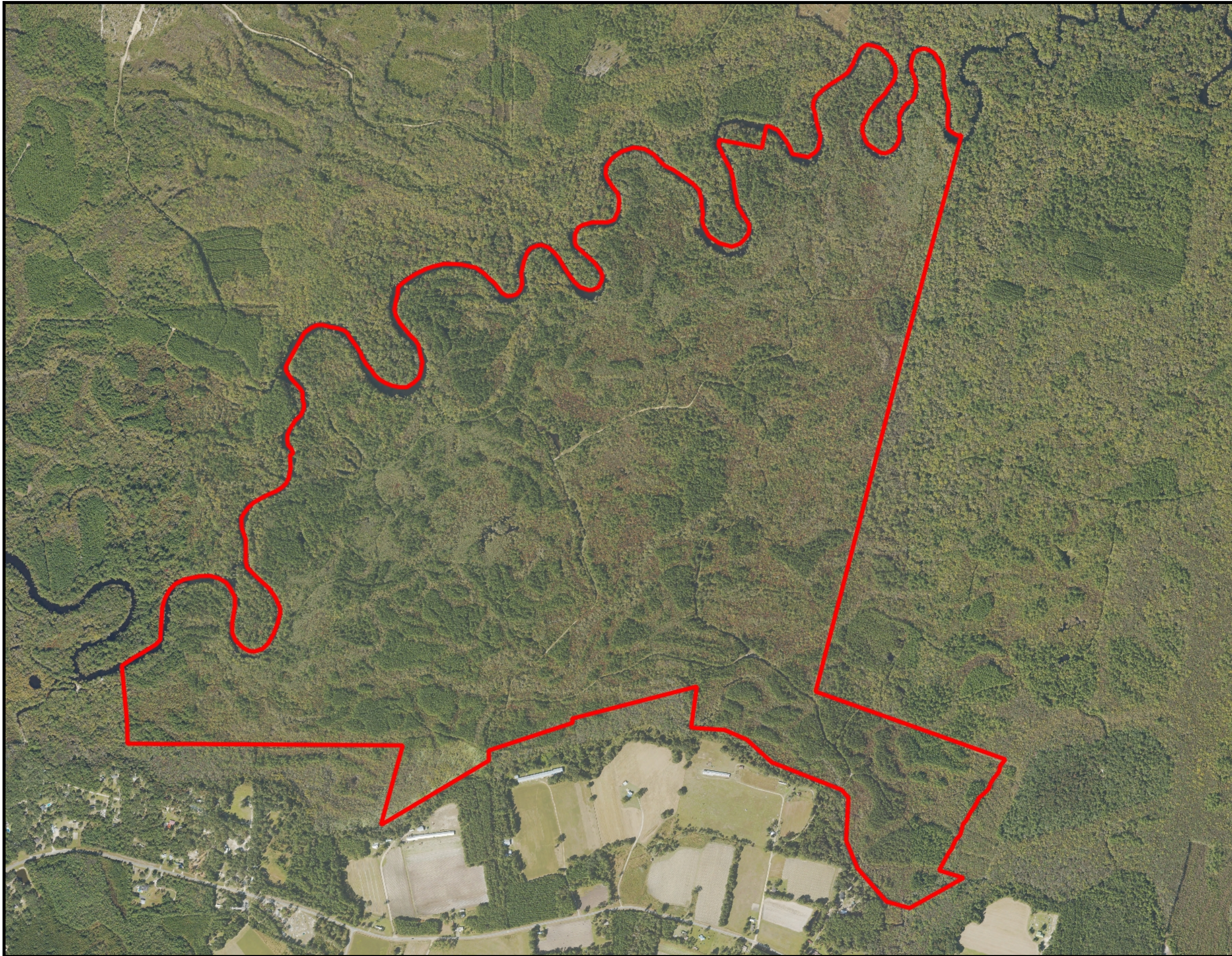
| CODE | DESC | ACRES |
|---------|------|------------------------|
| TOTAL = | | 1076.64808627639 acres |



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Satilla River Bottom Ranch






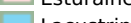




- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



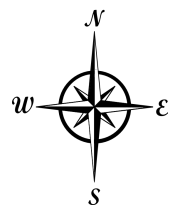
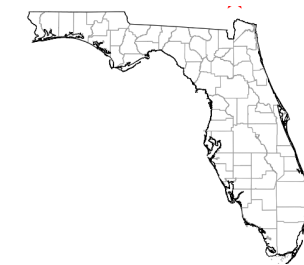
0 0.1 0.2 0.3 mi

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Satilla River Bottom Ranch- Wetlands

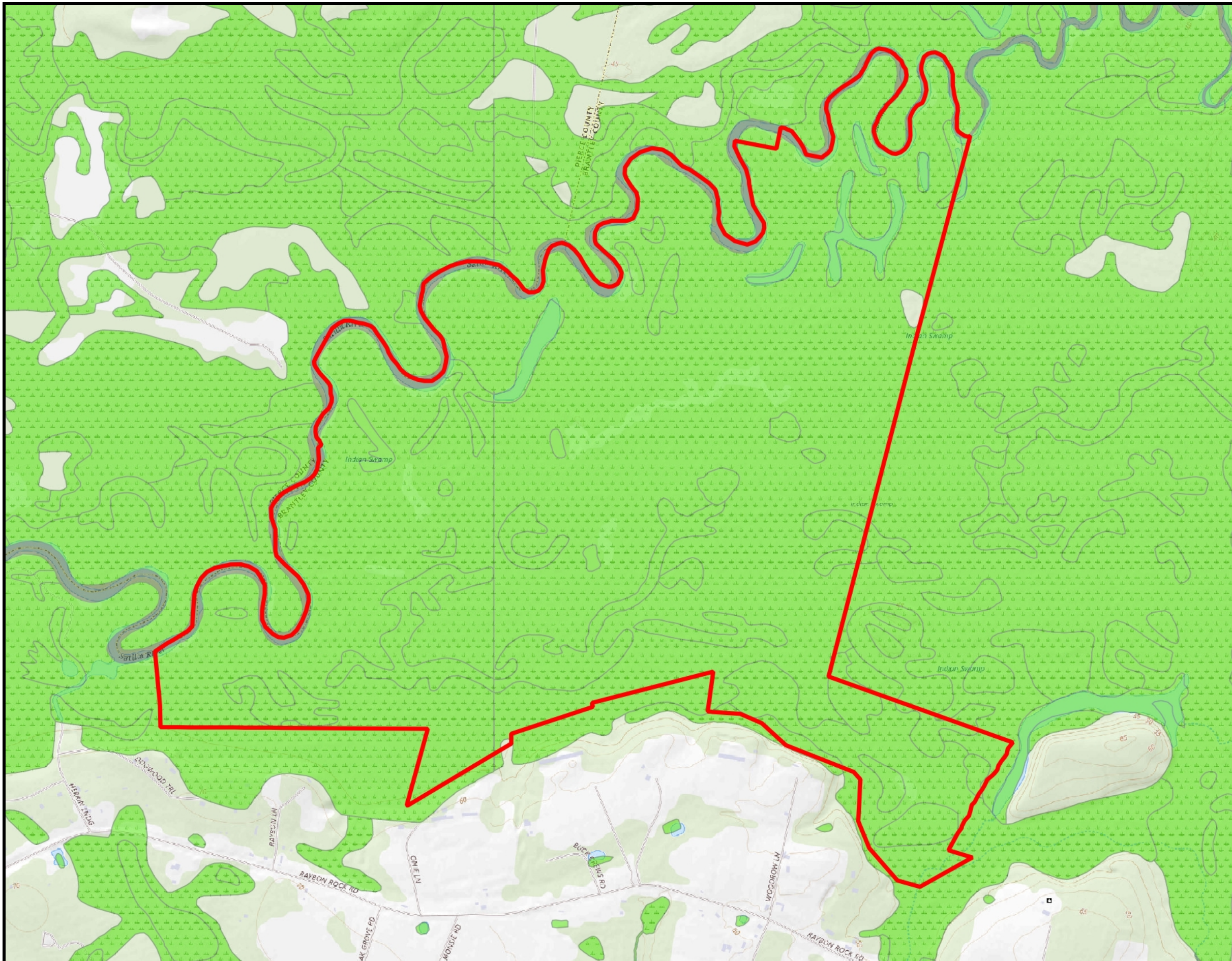
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

| CODE | DESC | ACRES |
|-----------------------|-----------------------------------|----------------|
| PFO1C | Freshwater Forested/Shrub Wetland | 832.2 |
| PFO6F | Freshwater Forested/Shrub Wetland | 60.5 |
| PFO1/3C | Freshwater Forested/Shrub Wetland | 52.0 |
| PFO1F | Freshwater Forested/Shrub Wetland | 39.7 |
| PFO4A | Freshwater Forested/Shrub Wetland | 39.3 |
| R2UBH | Riverine | 30.1 |
| PFO4C | Freshwater Forested/Shrub Wetland | 7.3 |
| PFO1/4A | Freshwater Forested/Shrub Wetland | 4.1 |
| PUBH | Freshwater Pond | 3.5 |
| PFO1/4C | Freshwater Forested/Shrub Wetland | 3.4 |
| PUBF | Freshwater Pond | 2.0 |
| PFO6C | Freshwater Forested/Shrub Wetland | .2 |
| TOTAL WETLANDS | | 1,074.3 |
| TOTAL UPLANDS | | 2.3 |
| TOTAL ACRES | | 1,076.6 |



0 0.1 0.2 0.3 mi

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Additional Photos



Additional Photos





MIKE LANSDELL, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

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.

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Thomasville, GA 31792



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