



EAST DUBLIN PASTURE

Ralph Keen Rd, East Dublin, GA 31027

Chap Shuman
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MCCORD RD

MCCORD RD

MCCORD RD

MCCORD RD

RALPH KEEN RD

RALPH KEEN RD

FWEY WARNOCK RD

PROPERTY OVERVIEW



Sale Price

\$345,000

OFFERING SUMMARY

Acreage:	78± Acres
Price / Acre:	\$4,402
City:	East Dublin
County:	Laurens
Property Type:	Pasture, Farmland, Hunting, Homesite, Development

PROPERTY SUMMARY

East Dublin Pasture is a 78.37 ± acre hay farm located on Ralph Keen Road in Laurens County, Ga. The property features beautiful southern live oak trees, productive soil and grass varieties, 99% uplands acreage, and a well-established internal road system. This farm has the potential to be transitioned into a cattle or horse pasture, or it could be converted back into cultivation for agriculture. In the past, this pasture has been planted as a dove field, and it has produced a number of exciting dove hunts. The pasture's layout also creates great habitat and hunting opportunities for both whitetail deer and eastern wild turkeys. A permanently deeded right of way easement will be granted to provide easy future access to the property from Ralph Keen Road, and there is also potential for another access point on the property's 338 feet of road frontage on McCord Avenue. In terms of future improvements and development, this property features a professionally built internal road system that is ready to be paved and is equipped with a culdesac and culvert piping. This invites the opportunity to subdivide this farm into smaller acreage 'mini farms' or homesites if the property were to be developed. On the western boundary of the property, there is also an ideal location for a future pond that could be roughly 2.5 to 3 acres in size. If you are looking for a farm where you can establish your forever home under the big oaks, let your horse and cattle graze in the pasture, or create an ideal bird field or food plot for hunting, this 78.37 ± acre farm is a must see for you. Showings are by appointment only. Contact listing agent, Chap Shuman, at (912) 661-3891 to learn more.

SPECIFICATIONS & FEATURES

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Land Types:	<ul style="list-style-type: none"> • Equestrian • Farms & Nurseries Properties • Hunting & Recreation Properties • Ranch 	Grass Types:	Bermuda and Bahia Grass
Uplands / Wetlands:	99% Uplands Acreage	Potential Recreational / Alt Uses:	The farm features a well-built internal road that meets county development speculations. It consists of a culdesac, culvert pipe, and a road base that is ready to be paved. This road invites the opportunity to develop this farm into smaller acreage 'mini farms'.
Soil Types:	Dothan Loamy Sand (DoB) = 20.36 Acres Faceville Loamy Sand (FaB) = 19.79 Acres Tifton Loamy Sand (TfB) = 16.77 Acres Fuquay Loamy Sand (FuB) = 11.61 Acres		
Taxes & Tax Year:	Estimated 2024 Taxes = \$1,711.97		
Lake Frontage / Water Features:	This property features a great opportunity for a future pond that could be roughly 2.5 to 3 acres in size.		
Road Frontage:	Permanent deeded access to Ralph Keen Road and 338 feet of frontage on McCord Avenue.		
Fencing:	The farm could be fenced to support any future cattle operation or horse pasture.		
Current Use:	Hay Farm, Hunting, and Horseback Riding		

LOCATION

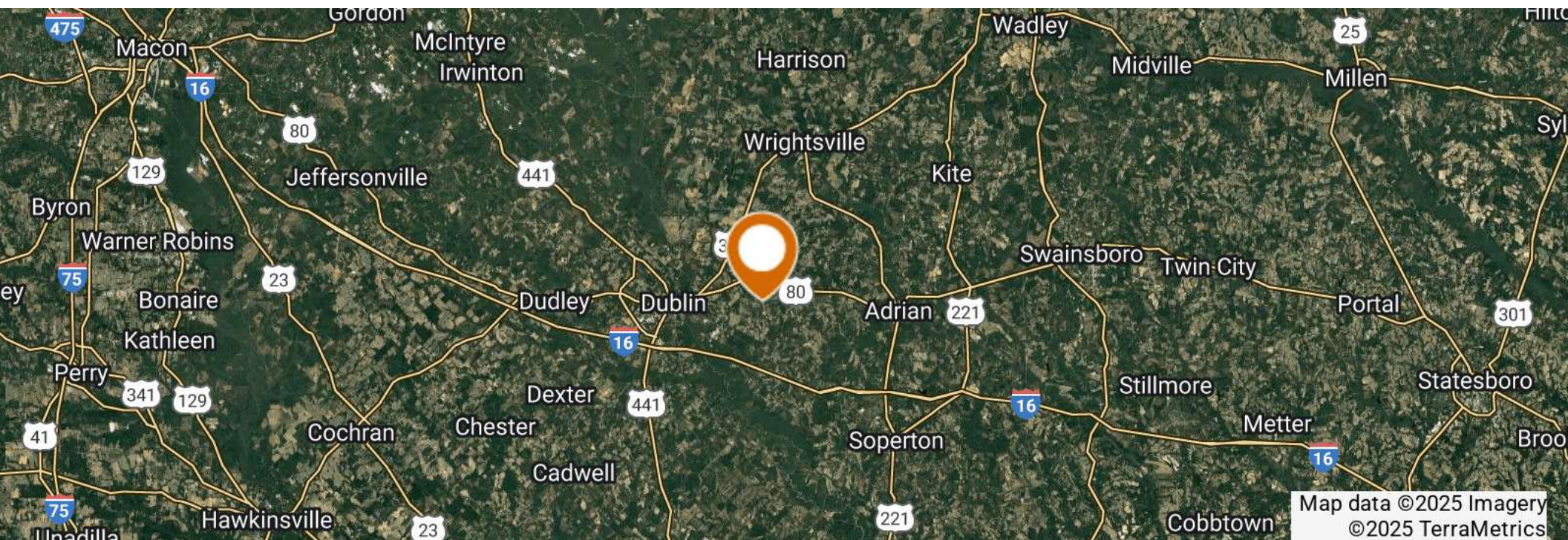


LOCATION & DRIVING DIRECTIONS

Parcel:	201 046B
GPS:	32.5415775, -82.7785798

Driving Directions:

From East Dublin, take exit on US-80, go 1.1 miles, turn right on Dewey Warnock Rd, go 1.9 miles, turn left on Delph Koop Rd, go 0.5





ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



CHAP SHUMAN

Advisor

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PROFESSIONAL BACKGROUND

Chap Shuman is a licensed Georgia Real Estate Agent and an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Reidsville, Georgia.

As a native of southeast Georgia, Chap brings a deep-rooted connection to the land. He is also a fourth-generation steward of a working family farm who possesses an intimate understanding of the pecan, produce, row crop, and timber industries.

With a profound appreciation for the history and legacy carried by each parcel of land, Chap recognizes that every piece of land has a unique personality. His commitment to preserving each land's sustainability and value for future generations is at the heart of his professional mission. Additionally, Chap is an avid outdoor enthusiast who finds solace in activities like hunting, fishing, and working the land.

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.

As a real estate advisor, Chap is able to combine his two greatest passions - people and land. In believing that land is the most secure and valuable investment available, he seeks to offer his clients the opportunity to invest in and cherish this invaluable natural resource. According to Chap Shuman, "Our land is our life".

Beyond his endeavors in real estate, Chap is anchored by his Christian faith that serves as the bedrock of his personal life and professional ethics. Actively involved in his church and local ministries, he exemplifies the principles of service and community building. Guided by his life's calling to uplift his community, Chap understands the art of attentive listening and channels this skill to craft transparent and expert solutions tailored to his clients' unique needs.

Chap specializes in:

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

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