



OLD MAGNOLIA FARM

7881 SINKHOLE ROAD
STATESBORO, GA 30458

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SAM TILLMAN RD

SINKHOLE RD

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GBROWN RD

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SAM TILLMAN RD

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Property Overview



Sale Price **\$1,384,340**

OFFERING SUMMARY

Acreage: **146± Acres**

Price Per Acre: \$9,500

Parcel Number: 079 000001A000

City: Statesboro

County: Bulloch

Property Type: Homesite, Agriculture,
Timberland, Hunting,
Residential Development

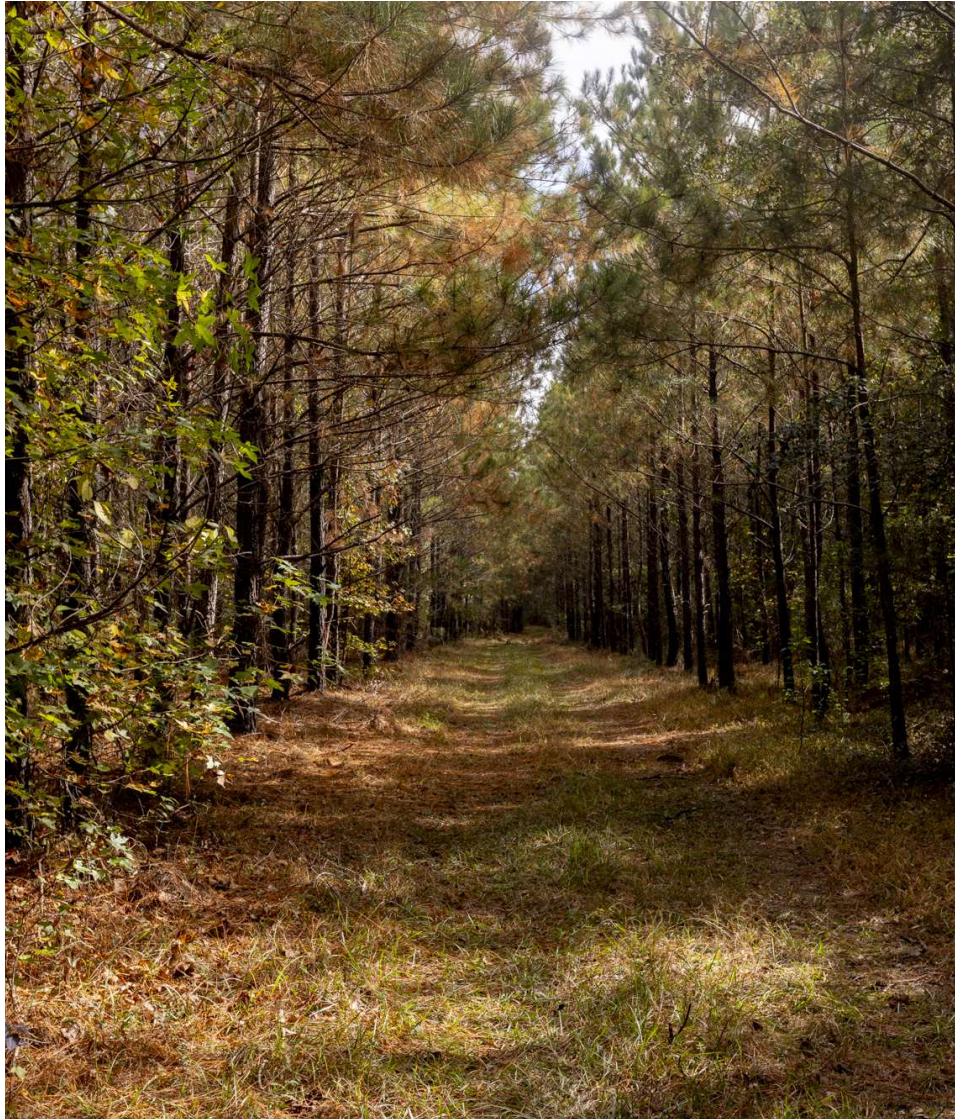
Video: [View Here](#)

PROPERTY OVERVIEW

Ideally located just south of Statesboro, Old Magnolia Farm features a beautiful 145 ± acres that is composed of cultivated farmland, pine plantation, and homesite potential. This property is the perfect canvas for a future homesite or weekend getaway that would offer you the perfect balance of privacy and proximity to all of Statesboro. Rooted in history, this farm has been under the same ownership for 50 plus years, and its primary uses have consisted of agriculture, timber production, and recreation. The farm has roughly 48 acres of highly productive, non-irrigated farmland that is composed of Tifton soils, and the farm's timberland contains an estimated 55 acres of pine plantation that has two different age classes of merchantable wood that is healthy and looks great. Both of these farm and timber components combine to set the scene for a great deer and turkey hunting property that sits just minutes outside of town. Between Sinkhole Road and Sam Tillman Road, the property has a total of 1500 ± feet of road frontage, and the internal road system that connects both points of road frontage allows for easy access in and around the whole property. The farm has two existing old homesites that are not currently in living condition, one of which sits on the large field and is surrounded by a beautiful mix of oak, pecan, pine, and magnolia trees. Overall, the property has 65% uplands acreage, and it is currently enrolled in the CUVA program. The current zoning is AG-5, and the future land use is Rural Open Space. Located east of HWY 301, west of HWY 67, and north of HWY 46, this property is positioned in a region where its higher and better use could lean towards residential development in the future.

Old Magnolia Farm invites an incredible opportunity to establish your forever home or weekend getaway on a property that enables you to hunt, grow timber, and farm, all while being just 15 minutes from downtown Statesboro. If you have been looking for your own slice of heaven in Bulloch County and would like to write the next chapter of this farm, please contact listing agent, Chap Shuman, to learn more.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Land Investment
- Residential Development
- Timberland

Uplands / Wetlands:

65.28% Upland Acreage, 34.72% Wetlands Acreage

Soil Types:

Tifton B Loamy Sand = 51.45 Acres
Leefield Loamy Sand = 20.84 Acres
Tifton A Loamy Sand = 5.44 Acres
Pehlman Loamy Sand = 63.29 Acres

Taxes & Tax Year:

Estimated 2024 Taxes = \$4,979.58

Zoning / FLU:

Zoned AG-5 (Agricultural and Residential) and Future Land Use classified as Rural Open Space

Water Source & Utilities:

The main homesite location does have an existing deep well and septic tank

Road Frontage:

1500 ± feet of road frontage on Sinkhole Road and Sam Tillman Road

Current Use:

Agriculture, Timber Production, and Hunting

Structures & Year Built:

1831 square feet home built in 1942
960 square feet home built in 1975

Survey or Site Testing Reports:

Recorded survey is available

Utilities & Water Source:

No access to city water or sewer

Game Population Information:

Whitetail Deer and Eastern Wild Turkey

Location



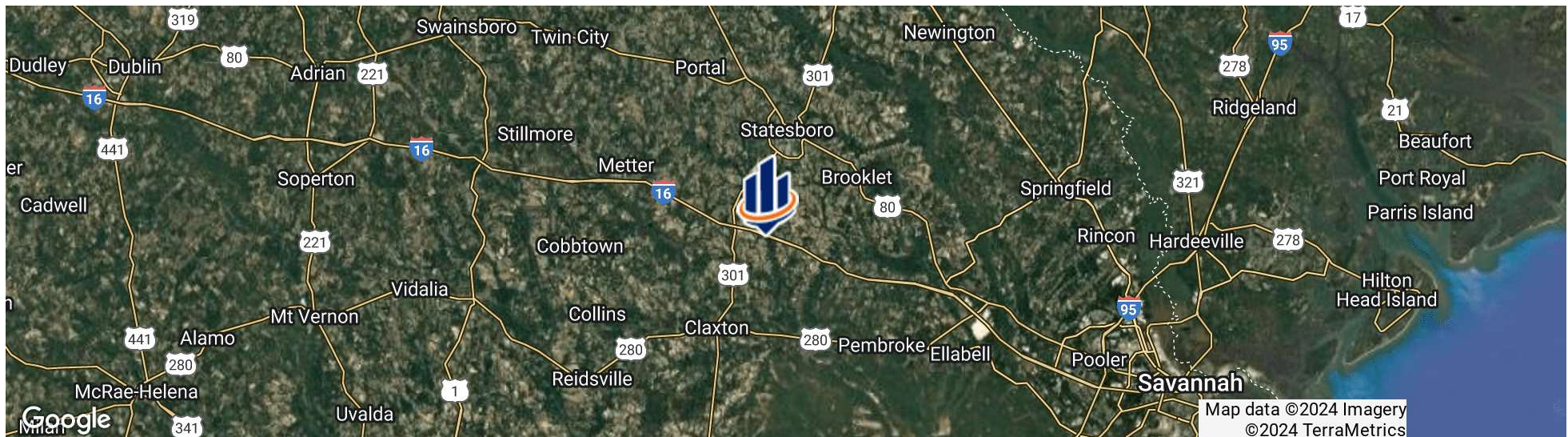
LOCATION & DRIVING DIRECTIONS

Parcel: 079 000001A000

GPS: 32.349708, -81.815626

Driving Directions: Contact listing agent,
Chap Shuman, at [912]
661-3891

Showing Instructions: Showings are by
appointment only





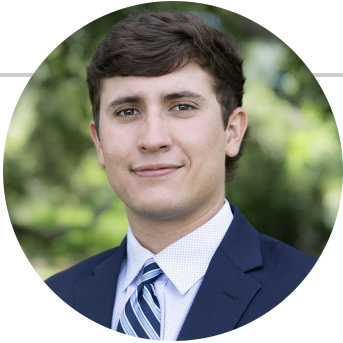


Additional Photos



Additional Photos





CHAP SHUMAN

Associate 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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