



BULL CREEK RANCH

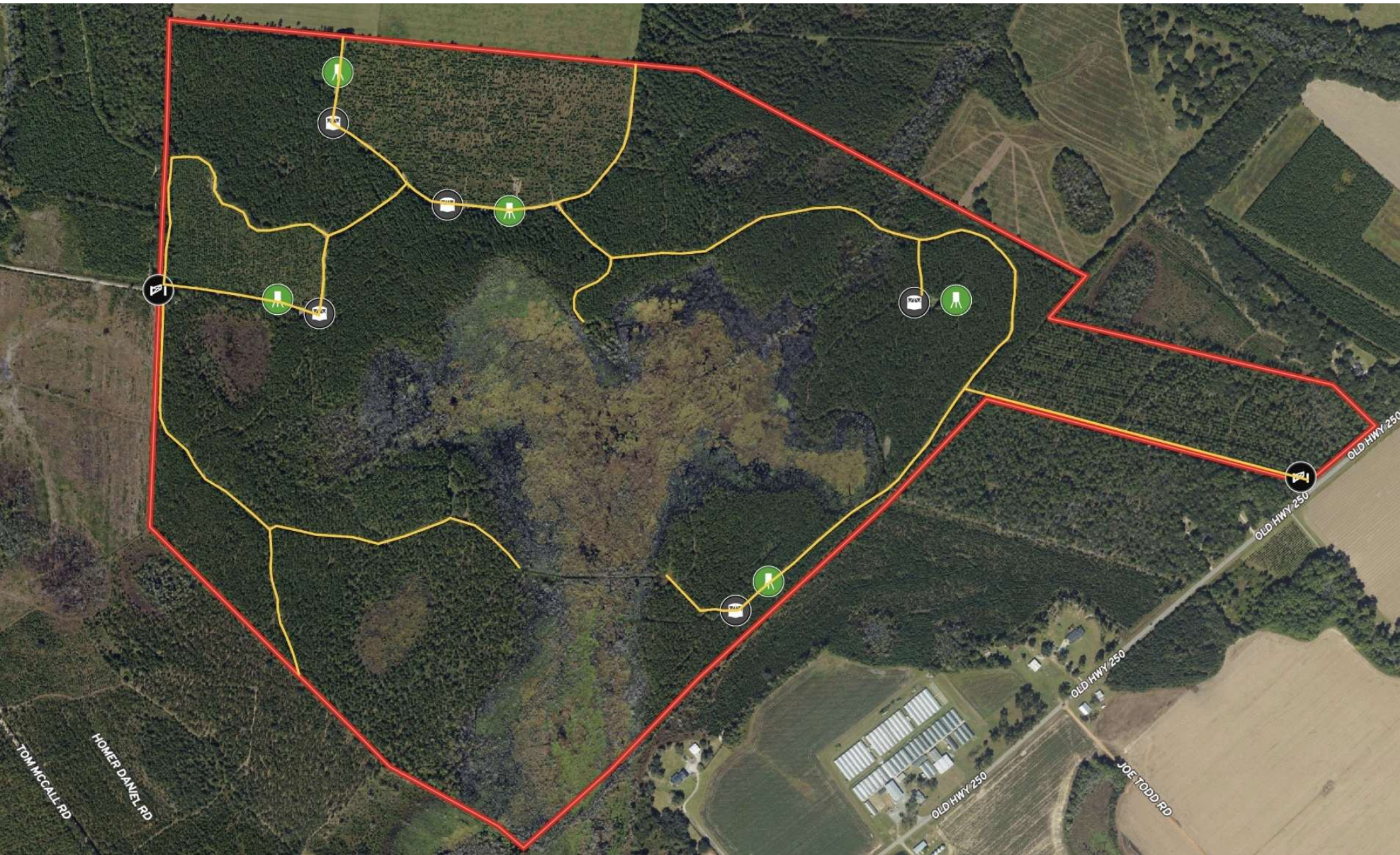
Old Highway 250, Claxton, GA 30417

Chap Shuman

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TOM MCCALL RD

HOMER DANIEL RD

OLD HWY 250

OLD HWY 250

JOE TODD RD

OLD HWY 250

OLD HWY 250

PROPERTY OVERVIEW



Sale Price \$1,963,500

OFFERING SUMMARY

Acreage:	462 ± Acres
Price / Acre:	\$4,250
City:	Claxton
County:	Evans
Property Type:	Land: Hunting, Recreation, Timberland

PROPERTY OVERVIEW

Bull Creek Ranch is a premier 462 ± acres hunting and timber tract located in Evans County, Georgia. Positioned just south of Claxton and only an hour from Savannah, this turnkey recreational property is unparalleled in this local market and features everything that a large, income producing timber tract has to offer in Southeast Georgia. This property's dense timber, strategically placed food plots, and access to water, create an incredible habitat that holds whitetail deer, eastern wild turkeys, and ducks throughout the year. With an impressive 462 acres, Bull Creek Ranch provides more than enough ground to effectively manage your wildlife herd and also accommodate hunting guests. New custom-built blinds and game feeders have been recently placed around the property, guaranteeing pleasant and exciting outings in the woods. These improvements, along with the already established 6 food plot locations, greatly enhance the recreational experience and allow you to start enjoying the property on day one of ownership. If income is your priority, Bull Creek Ranch has an approximate 308 acres of pine plantation that consists of 47 acres of loblolly pine and 261 acres of slash pine. A large portion of this timberland is merchantable wood that is capable of producing income immediately. There is also an estimated 100 acres that has the potential to be reforested in the future. Fortunately, this property's timber sustained very minimal damage from Hurricane Helene and is ready to be managed or harvested by the next owner. One of the greatest features a property can possess is accessibility. Bull Creek Ranch has nearly 4 miles of internal road systems that enable you to navigate the property with ease. As of recent, the road system has been significantly improved, providing greater access to different portions of the property. There are two gated entrances to this tract, with the main entry point coming off of Old Highway 250, which is a paved road. Overall, Bull Creek Ranch is a safe investment that gives you an opportunity to watch your money grow while you enjoy all that this great property has to offer.

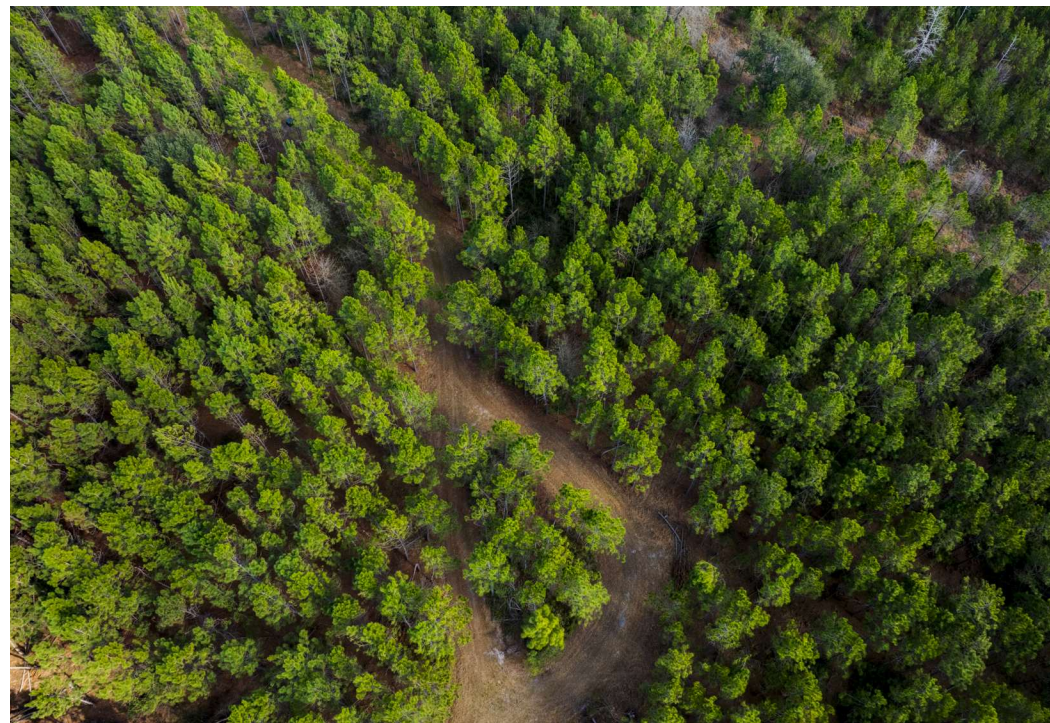
SPECIFICATIONS & FEATURES



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Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	72% Uplands Acreage, 28% Wetlands Acreage
Soil Types:	355.56 Acres = Pelham Loamy Sand 46.39 Acres = Leefield Loamy Sand 39.61 Acres = Stilson Loamy Sand 11.55 Acres = Irvington Loamy Sand
Taxes & Tax Year:	Estimated 2024 Taxes = \$4,518
Road Frontage:	Paved road frontage on Old Highway 250
Nearest Point of Interest:	7 Miles to Claxton 11 Miles to Glennville 30 Miles to Statesboro 53 Miles to Savannah
Game Population Information:	Whitetail Deer, Eastern Wild Turkeys, Ducks
Planning / Permits:	This property is enrolled in the CUVA program until 2029.
Age of Stages of Timber:	232 Acres of 15-year-old Slash Pine, 47 Acres of 6-year-old Loblolly Pine, and 29 acres of 30-year-old Slash Pine.

ADDITIONAL PHOTOS



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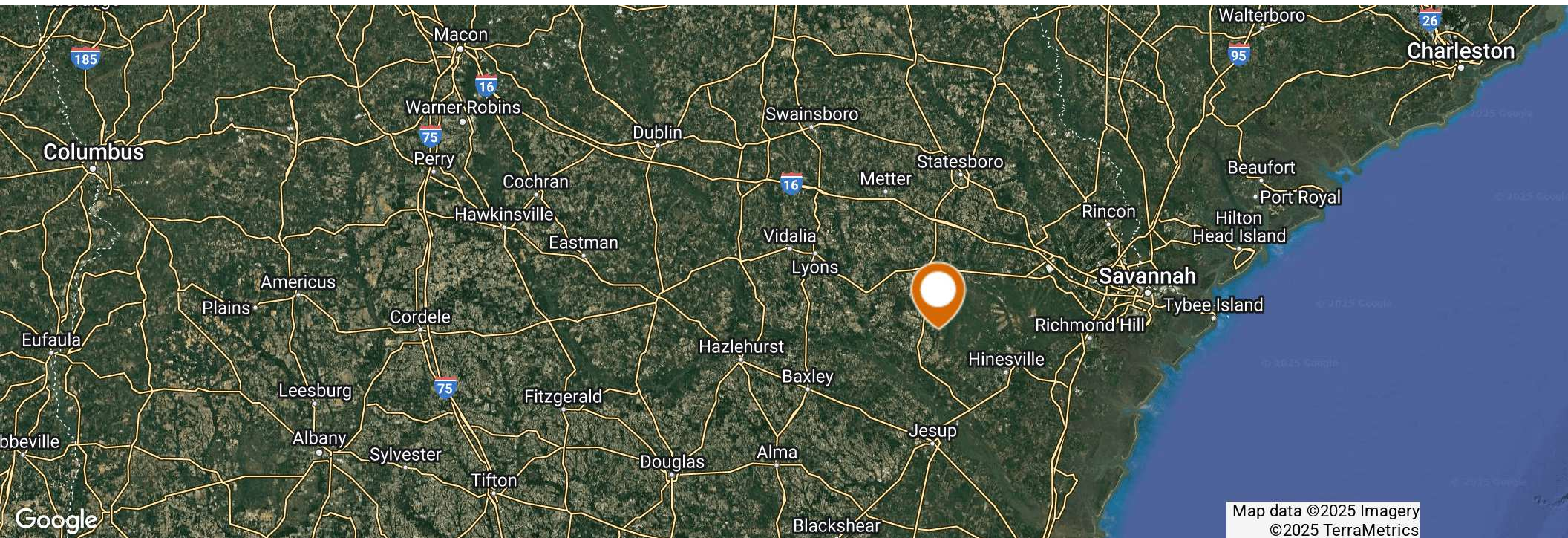


LOCATION

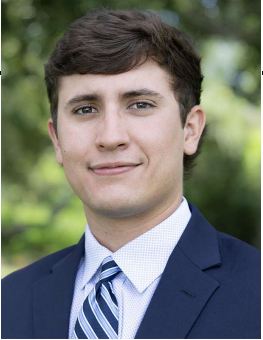


LOCATION & DRIVING DIRECTIONS

Parcel:	035 017
GPS:	32.0708683, -81.869768
Driving Directions:	Contact listing agent, Chap Shuman.
Showing Instructions:	Contact listing agent, Chap Shuman.



ADVISOR BIOGRAPHY



CHAP SHUMAN

Advisor

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PROFESSIONAL BACKGROUND

Chap Shuman is a Land Advisor at Saunders 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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For more information visit www.saundersrealestate.com

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