

LAND FOR SALE

10.80+/- Acres, Bulloch County, Georgia
Offered at: \$117,720

Highlight:

- Rural Open Acreage
- Highway Frontage
- Zoned R-25

L-2200496

Property Location: From Statesboro, Georgia at the intersection of the US Highway 25 and Highway 301 Bypass and Highway 301 AKA South Main St. Travel South/Southwest on Highway 25 & 301 for 5.4 Miles to Highway 46. Turn left (east) on Highway 46 and travel 2.1 miles to C. Brown Road on the left. The property is on the left of Highway 46 immediately after C. Brown Road. If you get to Smith Creek Subdivision you've gone past the property. The property also fronts on C. Brown Road.



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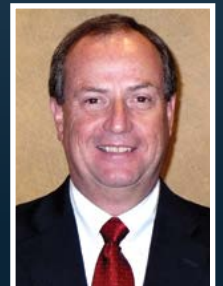
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For additional information, please contact:

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Property Information

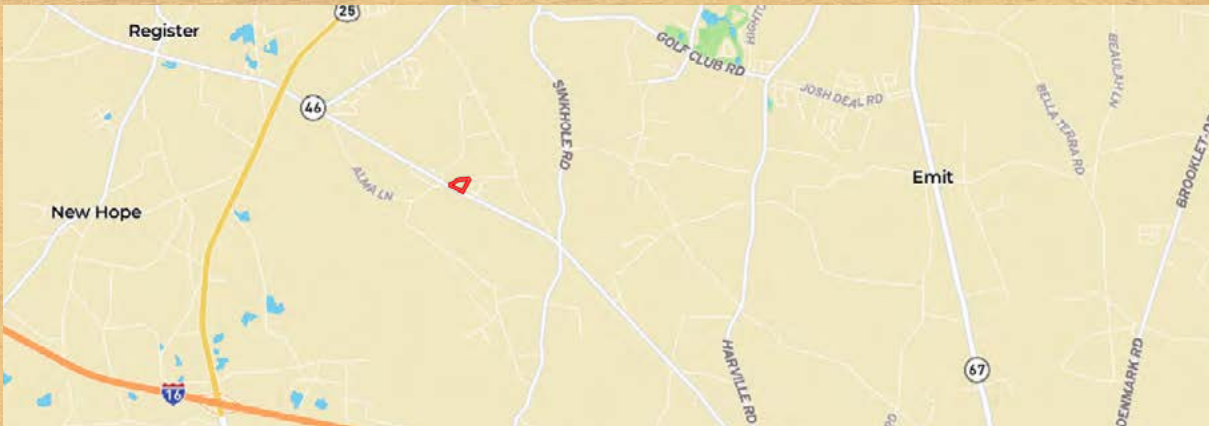
Property Description: 10.80 acres of open land zoned R-25 (residential) 7 miles due south of Statesboro, Georgia. Statesboro is a very progressive town and is home to Georgia Southern University. The property has easy access to Interstate 16 (just a few miles south) and is only about 50 miles from Savannah, Georgia via I-16.

Farm Data:

2022 Taxes: \$706.00

Cropland 10 acres
 Non-crop .80 acres
 Total 10.80 acres

Location Map



Aerial Map



Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|---------|-------|-----|-------|------|
| PIA | Pelham loamy sand | 6.86 | 68.88 | 0 | 44 | 5w |
| AqA | Ardilla loamy sand, 0 to 2 percent slopes | 2.66 | 26.71 | 0 | 42 | 2w |
| TqB | Tifton loamy sand, 2 to 5 percent slopes | 0.44 | 4.42 | 0 | 65 | 2e |
| TOTALS | | 9.96(*) | 100% | - | 44.39 | 4.07 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.