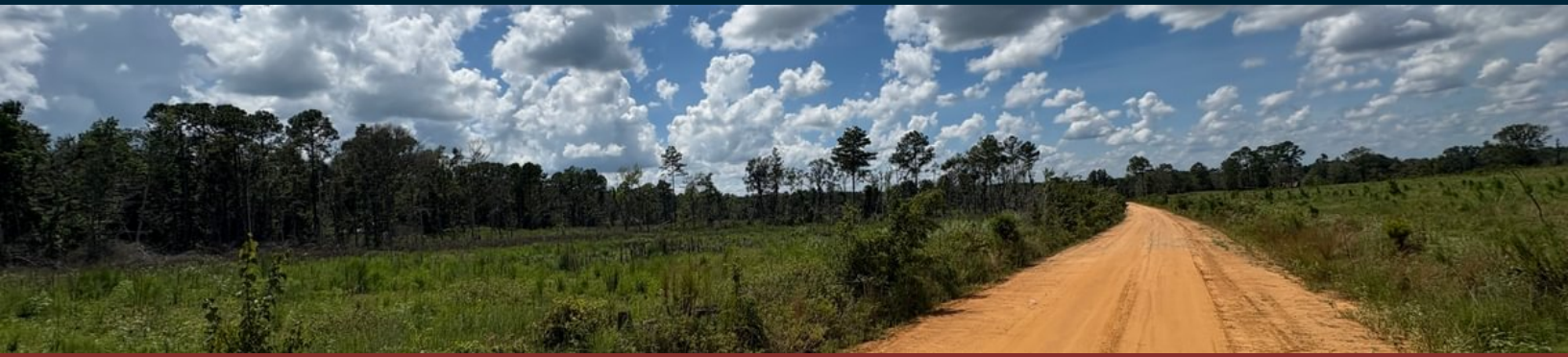




SOLD · SET PRICE

## Peeples Farm Tract

± 29 Acres | Screven County | Georgia | Near Sylvania

*Timber, Hunting, and Homesite Potential*

| PRICE            | PRICE / ACRE   | ACREAGE     |
|------------------|----------------|-------------|
| <b>\$208,800</b> | <b>\$7,200</b> | <b>± 29</b> |

### PROPERTY OVERVIEW

The Peeples Farm Tract offers ±29 acres with 2000 feet of road frontage along Peeples Farm Road, a well maintained county dirt road less than 400 feet from paved county roads Bovine Road and Shrine Club Road. With quick access to Old Poor Robin Road and Highway 21 just one mile away, the property provides both privacy and convenience. It is located just 7 miles from Sylvania, 23 miles from Statesboro, and 40 miles from Rincon. This property is well suited for both investment and lifestyle buyers. Features and Highlights • Multiple sites suited for home building with the option to divide into smaller parcels • ±25 acres of healthy one year old loblolly pine offering future timber income • Excellent deer and turkey population for hunting and recreation • Interior road system with new culverts crossing a hardwood creek accessing every area of the property • Clean property with minimal logging debris from previous site prep making homesite...

### PROPERTY DETAILS

|                               |                                                        |
|-------------------------------|--------------------------------------------------------|
| TYPE                          | ACCESS                                                 |
| Development (Home/Cabin site) | ATV · Dirt Road · Legal Access · Fee Simple · Multiple |
| WATER FEATURES                | VIEWS                                                  |
| Creeks / Streams              | Timber                                                 |
| IMPROVEMENTS                  | COUNTY TAX PARCEL IDS                                  |
| Roads                         | 099 024                                                |

### LOCATION



Screven County, Georgia



### Mark Edwards

Real Estate Salesperson, GA  
C: 912.312.3007  
mark.edwards@afmforest.com  
Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



# Property Photos

Peebles Farm Tract · Screven County · Georgia · Near Sylvania



# Location & Access

Peoples Farm Tract · Screven County · Georgia · Near Sylvania



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE  
Screven County, Georgia

NEAREST CITY  
Sylvania

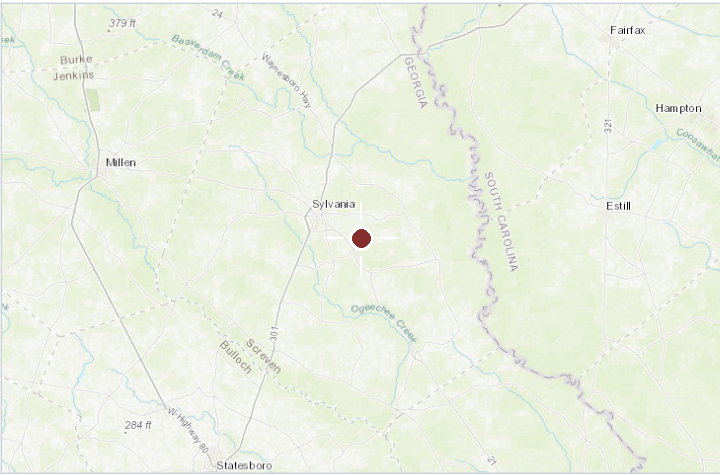
APPROXIMATE CENTRE  
32.72225, -81.58227

COUNTY TAX PARCEL IDS  
099 024

INTERACTIVE MAP



<https://id.land/maps/02da1739bd2e7d45917776d11aacfb30/share>



Regional locator