

INVESTMENT OPPORTUNITY

SUGAR CREEK RANCH

2,122 ± Acres • Timberland, Row Crops, and Pasture • Lumber City, Georgia



MIKE LANSDPELL, ALC
Senior Advisor
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Property Overview



Sale Price **\$7,639,200**

OFFERING SUMMARY

Acreage: **2,122 Acres**
Price / Acre: \$3,600
City: Lumber City
County: Telfair

Property Type: Farms & Nurseries
Properties, Land
Investment, Ranch,
Timberland

PROPERTY OVERVIEW

Introducing a unique investment opportunity in the desirable area of Southeast Georgia. This expansive 2122 acre property encompasses 300 acres of non irrigated fertile farm land and an additional 320 acres featuring 8-year-old planted loblolly. The property has a brick home, 6 warehouses, 3 wells, and extensive highway frontage on US 341. The picturesque Sugar Creek meanders for 1.2 miles down and through the mature hardwoods on the east side of the property before it converges with Turnpike Creek near the center of the tract, then continues for 1.3 miles before leaving the property. This exceptional water feature will provide excellent hunting opportunities and unparalleled memories as it is the main attribute of the tract. Located 4 miles north of Lumber City, 12 miles south of historical McRae, 95 miles from Brunswick and 105 miles from Savannah.

Specifications & Features



SPECIFICATIONS & FEATURES

| | | | | | |
|---------------------------------|--|------------------------------------|--|--------------------------|---|
| Land Types: | <ul style="list-style-type: none"> Farms & Nurseries Properties Hunting & Recreation Properties Land Investment Ranch Timberland | Nearest Point of Interest: | 12 miles south of McRae, Ga and 4 miles north of Lumber City, Ga on Highway 341. | Equipment in the Sale: | Barns and warehouses. |
| Uplands / Wetlands: | 1699.1 acres of uplands. | Current Use: | Row crops and Timberland | Species: | Loblolly, Slash, natural hardwood |
| Soil Types: | <ul style="list-style-type: none"> TFA-Tifton Loamy Sand TFB-Tifton Loamy Sand FUB-Fuquay Loamy Sand DOA-Dothan Loamy Sand PEA-Pelham Loamy Sand and others. | Potential Recreational / Alt Uses: | Pasture, Increase row crop acres, Hunting and fishing. | Age of Stages of Timber: | 320 +/- acres of 8 year old Loblolly |
| Taxes & Tax Year: | \$14,640 for 2023 | Land Cover: | Planted pines, natural timber, farm fields | Structures & Year Built: | <ul style="list-style-type: none"> 1846 sq ft brick home built in 1976 1344 square feet warehouse 2400 square feet warehouse 11575 square feet warehouse 5220 square feet warehouse 10000 square feet warehouse 13320 square feet warehouse. |
| Zoning / FLU: | AG | Survey or Site Testing Reports: | Complete Survey in 2016 | Wells Information: | 3 deep wells |
| Lake Frontage / Water Features: | Turnpike and Sugar Creek | Income Features: | \$30,000 per year from farm rent [\$100 per acre] | | |
| Water Source & Utilities: | Wells, Septic, and power | | | | |
| Road Frontage: | Highway 341 and Neily Wagon Road | | | | |





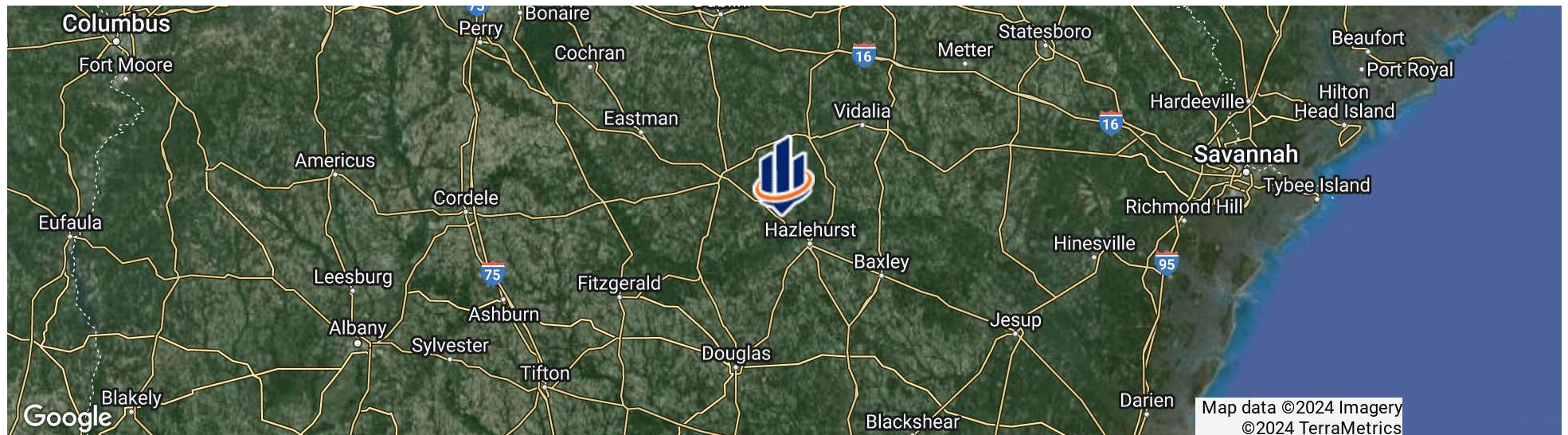
LOCATION & DRIVING DIRECTIONS

Parcel: 080-00-001 080-00-018a080-00-004

GPS: 31.9331723, -82.6813332

Driving Directions: 4 miles North of Lumber City on Highway 341

Showing Instructions: Contact Listing Agent





Additional Photos



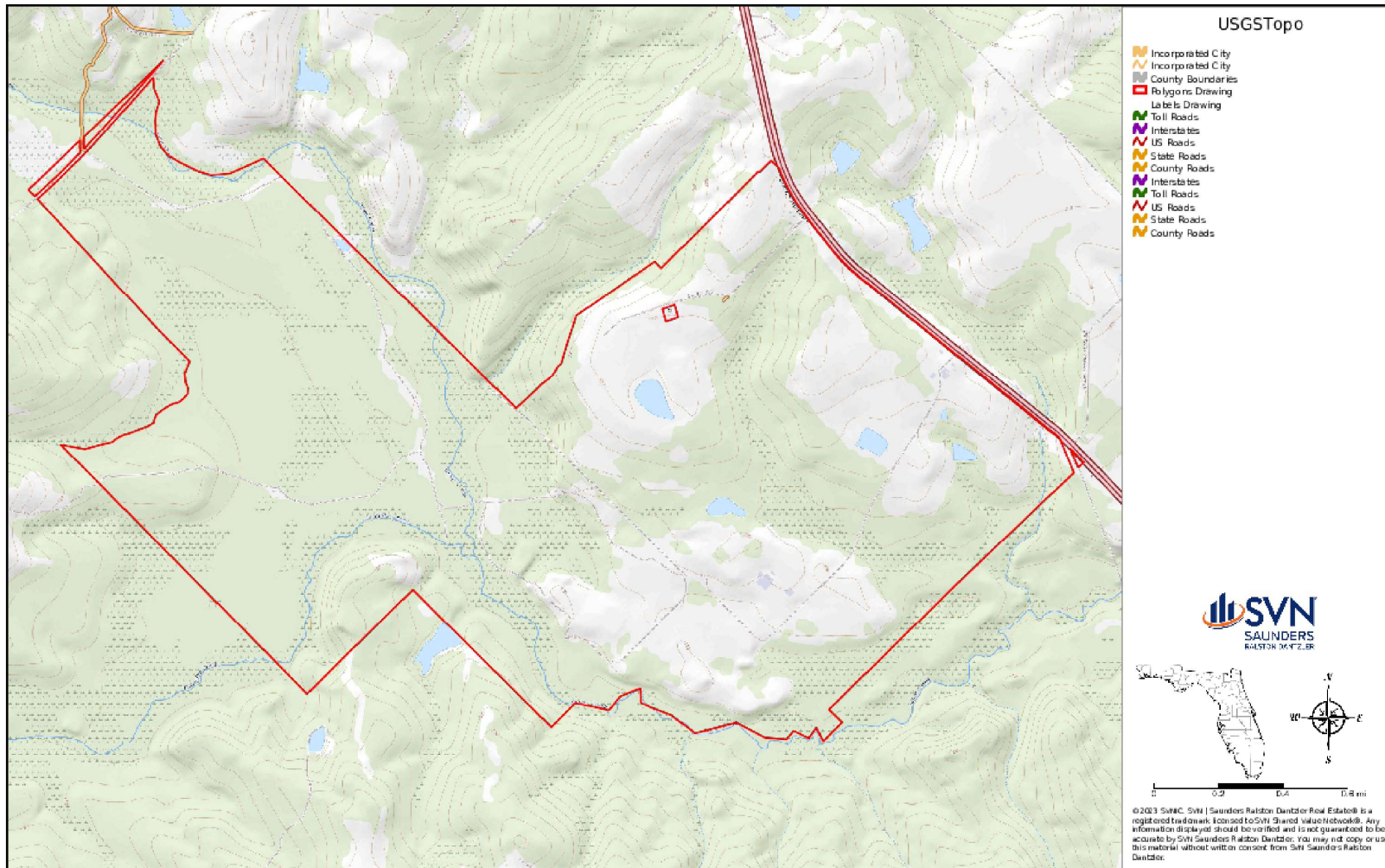
Additional Photos



Aerial Map



Topographical Map





MIKE LANSDELL, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

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