



NEW BRANCH FARM

HIGHWAY 178
LYONS, GA 30436

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New Branch Church

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Property Overview



Sale Price

\$325,000

OFFERING SUMMARY

Acreage:	61.4 Acres
Price / Acre:	\$5,292
City:	Lyons
County:	Toombs
Property Type:	Agricultural, Timberland, Recreational, Hunting, Fishing, Homesite

PROPERTY OVERVIEW

Positioned in a coveted area of Toombs County, New Branch Farm is a 61 ± acre land investment opportunity that features farm, timber, and recreational characteristics. With access to power and 0.2 miles of paved road frontage on Highway 178, this property would make an excellent future homesite that offers proximity to Lyons, Vidalia, and Reidsville. The farm's 61 ± acres consists of 18.9 ± acres of non-irrigated farmland, 39 ± acres of 7-year-old natural regrowth timber, and a 3 ± acre pond. The farmland has historically grown produce and row crops, and it has the potential to generate future income with a farm lease. If desired, the farmland could be fenced in to create a pasture for horses or cattle. The timberland is characterized by natural pine and hardwood regrowth that could be reforested with pine plantation. Altogether, the farm and timberland offers opportunities to hunt both whitetail deer and eastern wild turkeys. Holding water year-round, the 3 ± acre pond has great structural integrity, and it will provide some exciting fishing and duck hunting opportunities. The property has approximately 94% uplands acreage. If you are a looking for a quiet, rural area to build a farmhouse, New Branch Farm has all of the ingredients to be the perfect place for you. Please contact Chap Shuman, at [912] 661-3891, to learn more.

Specifications & Features



SPECIFICATIONS & FEATURES

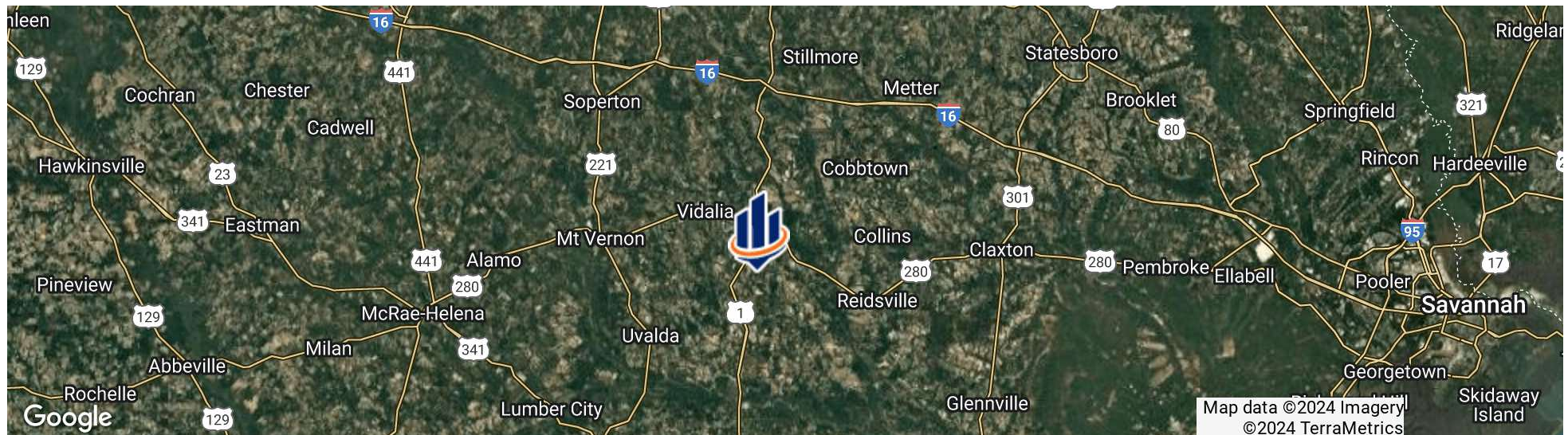
Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	94.14% Uplands, 5.86% Wetlands
Soil Types:	Ailey Loamy Sand = 29.02 Acres Osier and Bibb Soils = 9.18 Acres Carnegie Loamy Sand = 8.16 Acres Pelham Loamy Sand = 7.71 Acres
Zoning / FLU:	A5 - Agricultural
Lake Frontage / Water Features:	3 ± Acre Pond
Road Frontage:	0.20 Miles of paved road frontage on Highway 178
Nearest Point of Interest:	Vidalia, Lyons, Reidsville, Baxley
Current Use:	Cultivated farmland, timberland, hunting
Potential Recreational / Alt Uses:	Future homesite, cattle or horse pasture
Crop Yield / Income:	Farmland could be rented to generate income
Game Population Information:	Whitetail Deer, Eastern Wild Turkey, Wood Ducks, Largemouth Bass

Location



LOCATION & DRIVING DIRECTIONS

Parcel: C71 017
GPS: 32.1836546, -82.3213039
Driving Directions: Contact listing agent, Chap Shuman
Showing Instructions: Showings are by appointment only.





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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