

1930 Old Groveland Road

1930 Old Groveland Rd, Pembroke, Georgia 31321

Chap Shuman
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AERIAL MAP
52 ± ACRES



PROPERTY OVERVIEW

Sale Price

\$325,000

Offering Summary

Acreage:	52.24± Acres
Price / Acre:	\$6,221
State:	Georgia
City:	Pembroke
County:	Bulloch
Property Type:	Hunting and Recreation Timberland Country Homesite

Property Overview

1930 Old Groveland Road is a country homesite composed of 52.24 ± acres in Bulloch County, Ga. This property features a 1988 sq. ft. 4 bed/2 bath house that was built in 1890. The rustic house has a wood burning fireplace, along with water, power, and septic utilities. The house is in living condition and would be the perfect project for someone looking to improve this country home to its former glory. The house sits on a beautiful roadside lot that is shaded by a number of big southern live oak trees and has approximately 550 feet of paved frontage on Old Groveland Road. In addition to the home, there is a nice amount of acreage that is characterized by mature pine/hardwood timber and great recreational opportunity. The property's timber could be harvested as a future income source, and it is undoubtedly home to a healthy population of whitetail deer and turkeys. There is a prime location for a food plot at the center of the property that would allow for an exceptional hunting setup. Overall, this is a nice high, dry tract of land with an impressive 97% uplands acreage ratio.

With road frontage, utilities, and plenty of acreage, this property has the potential to be a great forever homesite or weekend getaway for those looking to enjoy a rustic home with land that offers various outdoor opportunities.

Contact listing agent, Chap Shuman, to learn more and to schedule a showing for this exclusive listing.



SPECIFICATIONS & FEATURES

Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	97% Uplands Acreage (50.54 Acres)
Taxes & Tax Year:	Estimated 2025 Taxes = \$2,723
Zoning / FLU:	AG-5 (Agricultural)
Water Source & Utilities:	Residential Well
Road Frontage:	550 Feet of Paved Frontage on Old Groveland Road
Nearest Point of Interest:	13 Miles from Pembroke, Ga 19 Miles from Statesboro, Ga 14 Miles from Claxton, Ga
Current Use:	Country Homesite with Recreational Appeal
Land Cover:	Mature Pine and Hardwood Timber with Big Live Oak Trees
Structures & Year Built:	1988 Sq. Ft. Home Built in 1890
Survey or Site Testing Reports:	Recorded Survey on File
Game Population Information:	Whitetail Deer and Turkeys
Age of Stages of Timber:	Mature Pine and Hardwood Timber with Big Live Oaks

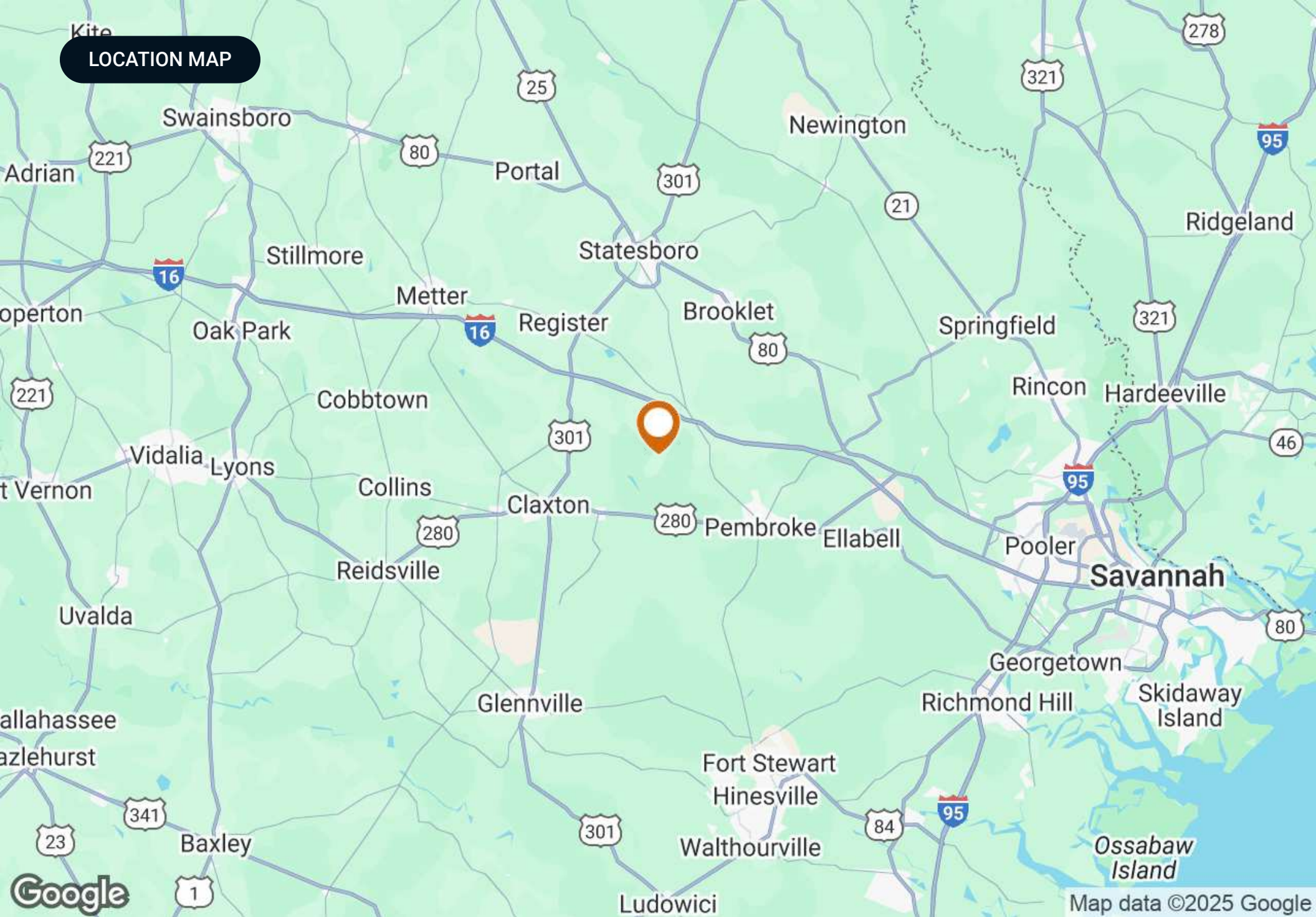
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



ADVISOR BIOGRAPHY



Chap Shuman

Advisor

chapman@saundersrealestate.com

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Professional Background

Chap Shuman is an Advisor at Saunders Real Estate in Reidsville, Ga.

As a native of Southeast Georgia, Chap grew up with a deep-rooted connection to the family land that he lived, worked, and recreated on. He is now a fourth generation steward of this farm, and this passion for sustaining a property's legacy led him to pursuing a career that allows him the great opportunity of serving those who also have lived, worked, and recreated on the land. He has a profound appreciation for the history of both the people and properties he represents. Chap's role as a land advisor allows him to combine his two greatest passions - people and land. He understands that to lead, you must first serve, and when awarded the opportunity to represent a landowner, he cut no corners in serving them in the greatest capacity. Whether it is a generational piece of land or an investment property, choosing to liquidate your asset is a weighty decision, and as your advisor, Chap will guarantee that your property's value and potential is maximized.

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.

The foundation of Chap's real estate service is his Christian faith, and he takes great responsibility in representing landowners. With integrity, an unmatched work ethic, and a commitment to excellence, Chap aims to listen to your needs and provide the most professional, transparent real estate service possible.

Chap specializes in:

- Agricultural Land
- Pecan Orchards
- Timberland
- Recreational/Hunting Land



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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