

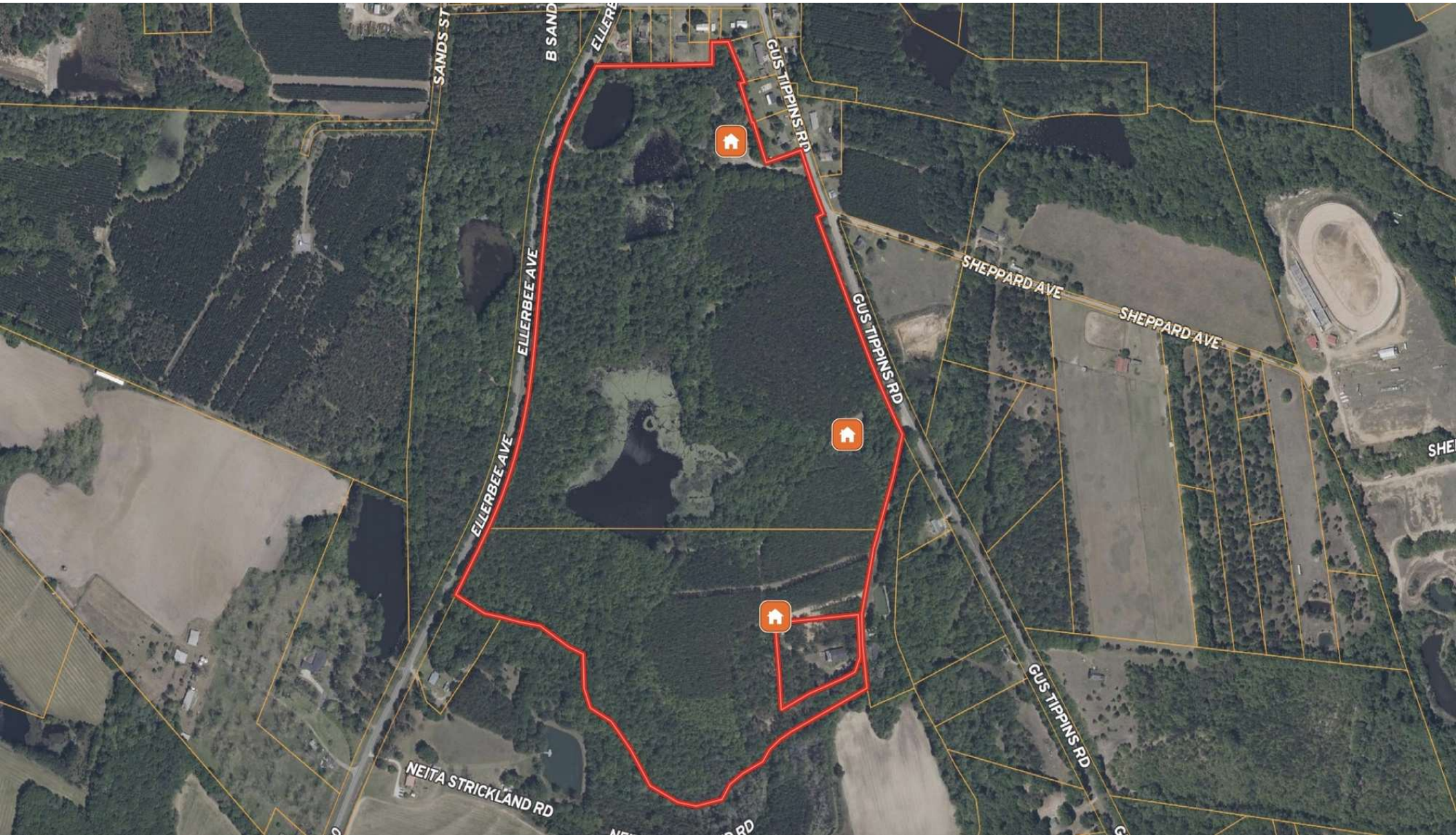


The Daisy

Daisy, Georgia 30417

Chap Shuman
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AERIAL MAP



PROPERTY OVERVIEW



Sale Price

\$650,000

Offering Summary

Acreage:	92 Acres
Price / Acre:	\$7,065
State:	Georgia
City:	Daisy
County:	Evans
Property Type:	Hunting and Recreational, Timberland, Acreage and Estates
PIN:	040 058 IN 040 058 OUT
Video:	View Here

Property Overview

'The Daisy' is approximately 92 acres located in Evans County. Sitting just east of Claxton and west of Pembroke in the quiet little town of Daisy, Georgia. Featuring 4 established ponds, a pretty stand of timber, and substantial road frontage, 'The Daisy' would be an ideal forever homesite, recreational retreat, or a secluded weekend getaway for those desiring to escape the city limits.

It is rare to find a property of this size that offers almost 14 acres of surface water acreage. The 4 established ponds are separated by a series of high integrity dams, and each pond provides an exciting opportunity to fish, kayak, or waterfowl hunt. The property's upland acreage is characterized by an estimated 44 acres of pine plantation and roughly 20 acres of big, natural timber. This wooded acreage is undoubtedly home to a great number of whitetail deer and would certainly accommodate the weekend deer hunter. Collectively, this property is well suited for a future homesite. Whether you desire a view overlooking the pond or want your home settled in the pines, 'The Daisy' is a blank canvas for someone looking to establish a country estate with acreage. There are currently three mobile homesites located on the property that could be transitioned into a hunting cabin or a permanent residence immediately upon purchase. Overall, this property features an impressive .87 miles of road frontage allowing endless possibilities for access and homesite locations. There is access to city water utilities on Gus Tippins Road and Old Highway 250.

'The Daisy' is truly a special property that offers exceptional diversity for its size. If you are interested in viewing this exclusive listing, please contact Chap Shuman directly to schedule a showing. Showings are by appointment only.

SPECIFICATIONS & FEATURES



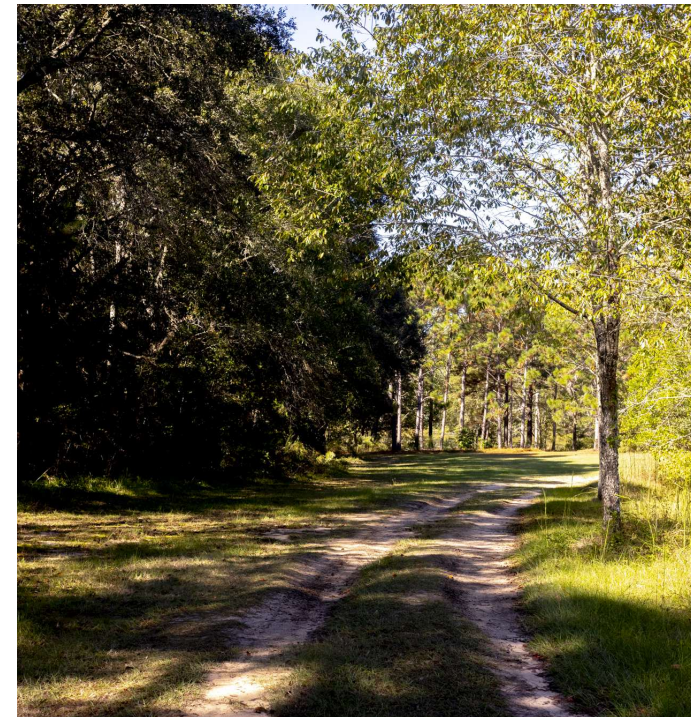
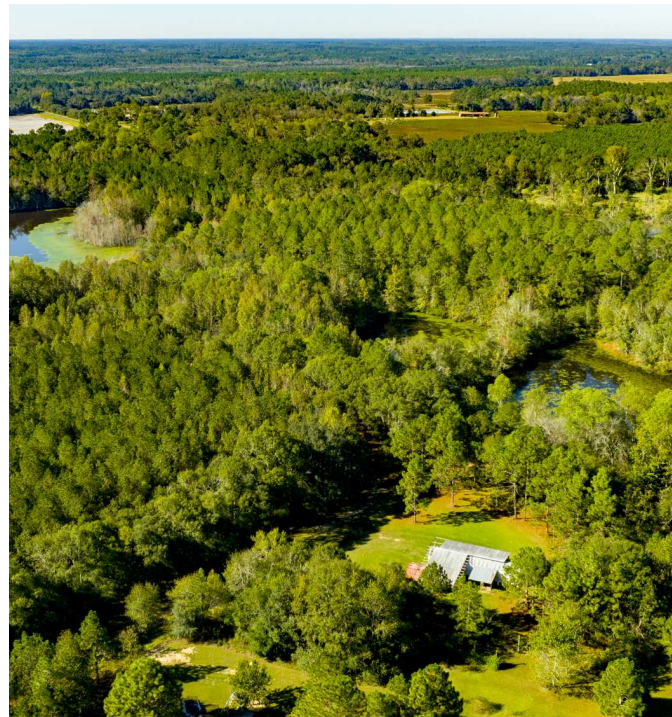
Specifications & Features

Uplands / Wetlands:	Uplands Acreage = 63 Acres (69%), Surface Water Acreage = 14 Acres (15%), Wetlands Acreage = 15 Acres (16%)
Soil Types:	Tifton Loamy Sand = 42.1 Acres Cowarts Loamy Sand = 16.71 Acres Fuquay Loamy Sand = 8.9 Acres
Taxes & Tax Year:	Estimated 2025 Taxes = \$3,390
Lake Frontage / Water Features:	Four Individual Ponds that combine for 14 acres of surface water; the largest pond is roughly 9 acres in size
Road Frontage:	Approximately 0.87 miles of road frontage on Old Highway 250, Gus Tippins Road, and Neita Strickland Road
Nearest Point of Interest:	Claxton, Ga Pembroke, Ga Statesboro, Ga Savannah, Ga
Current Use:	Recreation, Timber, Homesite
Structures & Year Built:	1999 Fleetwood Singlewide Mobile Home 1968 Valiant Singlewide Mobile Home

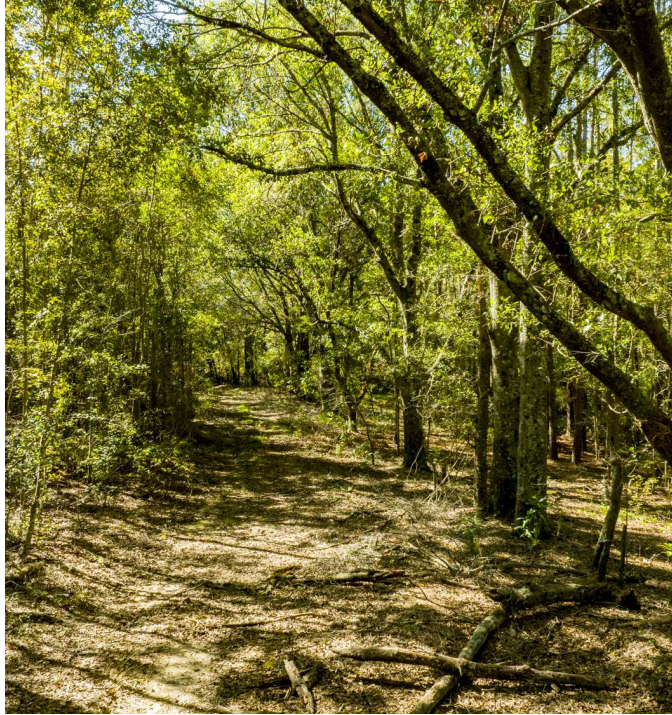




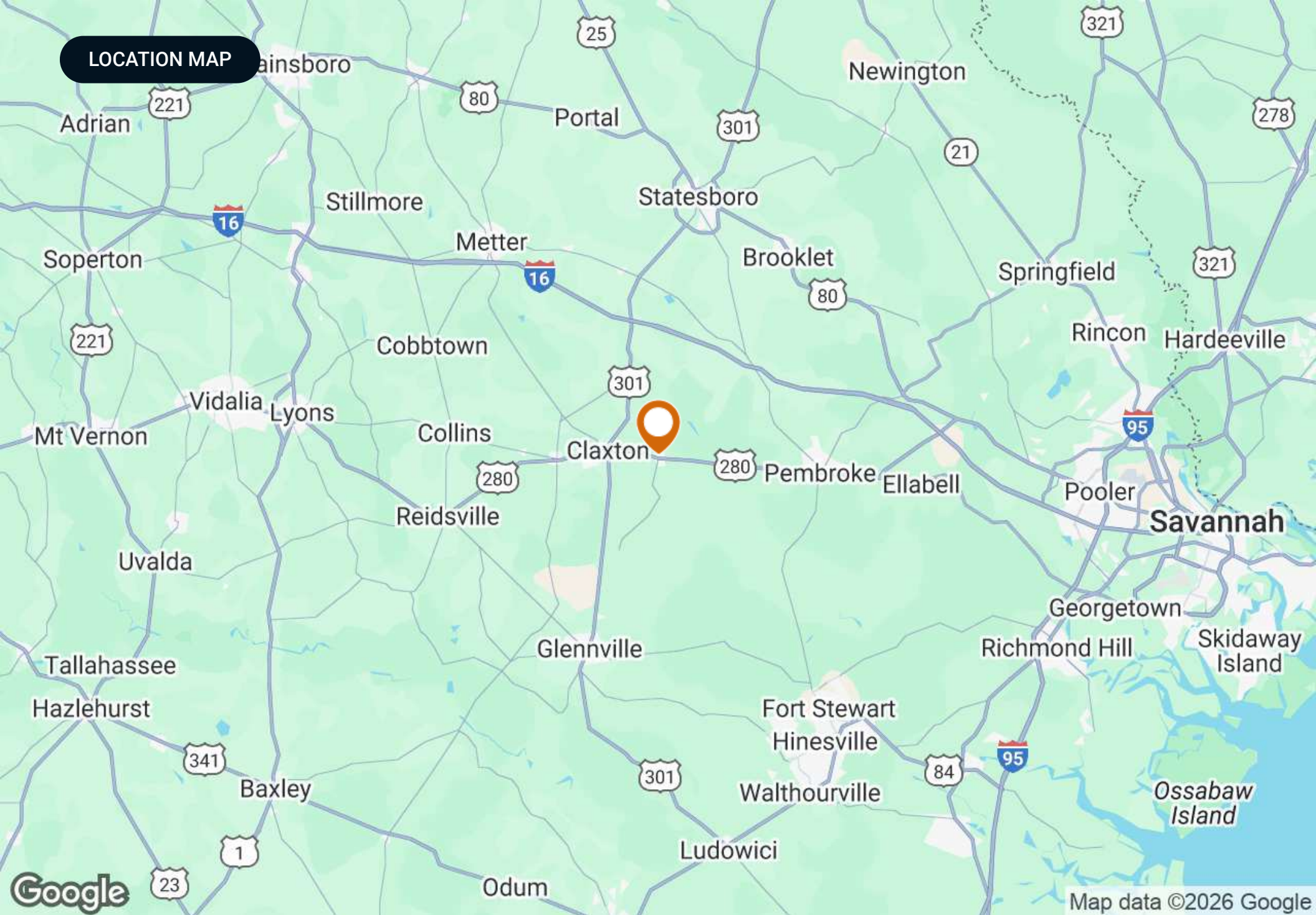
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



ADVISOR BIOGRAPHY



Chap Shuman

Advisor

chapman@saundersrealestate.com

Direct: **877-518-5263 x478** | Cell: **912-661-3891**

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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Serving the Southeast

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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