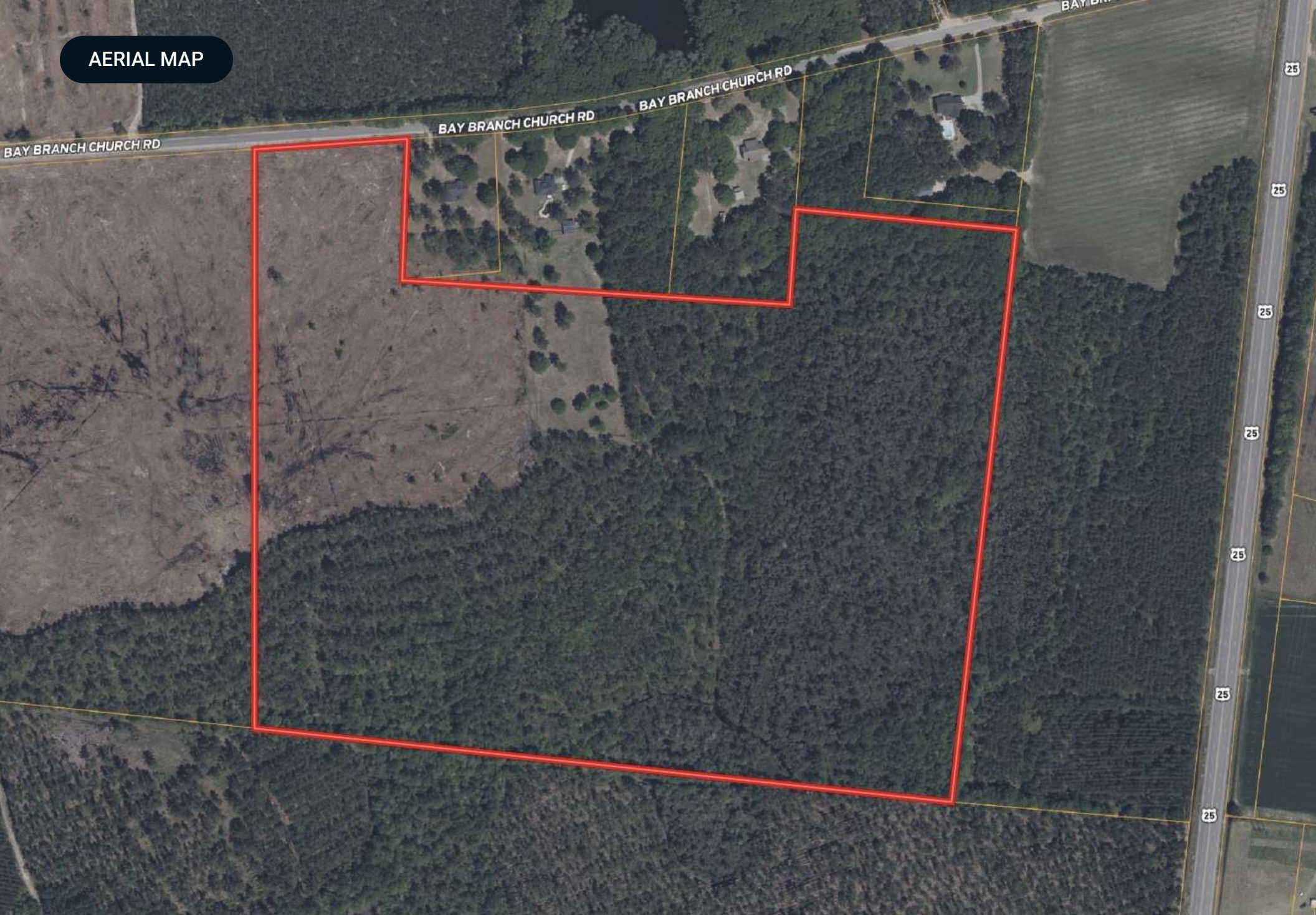


Bay Branch Pines

Bay Branch Church Rd, Claxton, Georgia 30417

Chap Shuman
912-661-3891
chapman@saundersrealestate.com

AERIAL MAP



PROPERTY OVERVIEW



Sale Price

\$375,000

Offering Summary

Acreage:	64.65 Acres
Price / Acre:	\$5,800
State:	Georgia
City:	Claxton
County:	Evans
Property Type:	Hunting and Recreational Land, Timberland

Property Description

Bay Branch Pines is 64.65 acres located in Evans County, Georgia. Featuring mature pine timber and paved road frontage, this property would make a beautiful rural homesite that guarantees plenty of acreage for your enjoyment. The property's timber consists of 45 ± acres of old growth pine and 18 ± acres of 2 year old planted pine. This newly replanted pine borders Bay Branch Road with 324 feet of frontage. Bay Branch Road has access to power, and it easily connects you to either Highway 169 or Highway 301, which provides convenient travel to the cities of Claxton and Glennville. There has been a new driveway with culvert piping installed off of Bay Branch Road. In addition to the timber, there is a former pasture that is approximately 2 acres in size which could be fenced for horses or livestock. Notably, this property also provides exceptional recreational opportunities for hunting deer and turkey.

Whether you are seeking a rural homesite, a premier hunting tract, or a land investment, this property holds endless potential. Please contact Chap Shuman to learn more about this exclusive listing. Showings are by appointment only.

SPECIFICATIONS & FEATURES

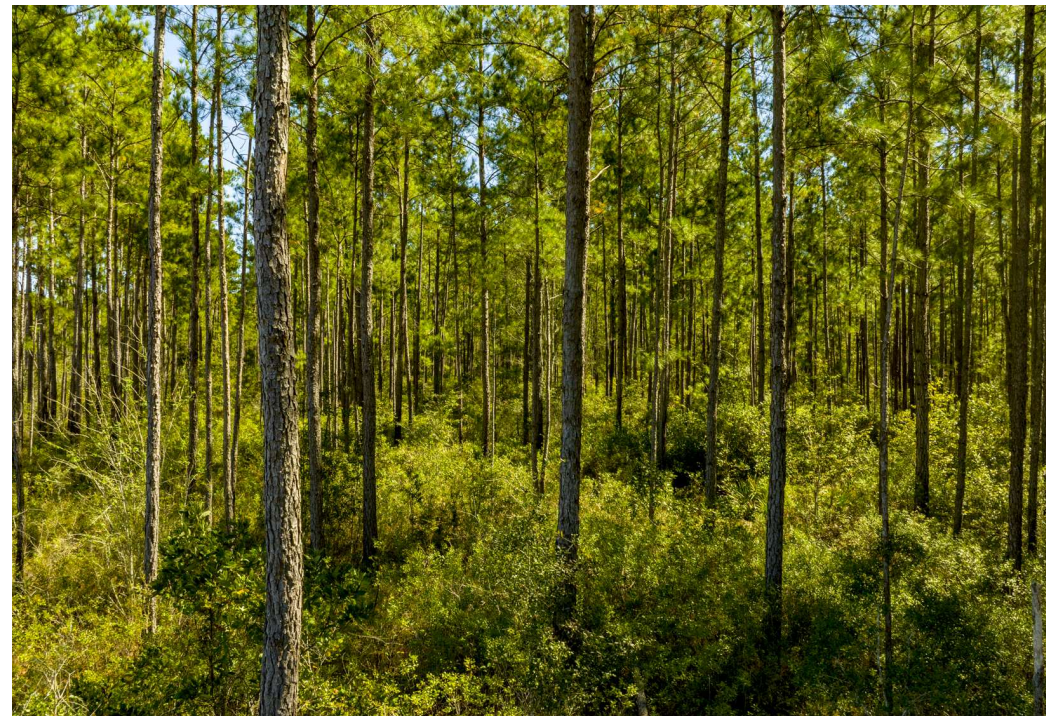


Specifications & Features

Uplands / Wetlands:	Upland Acreage = 50 Acres (77%) / Wetland Acreage = 14.65 Acres (23%)
Soil Types:	Leefield Loamy Sand Stilson Loamy Sand Pelham Loamy Sand
Road Frontage:	Approximately 324 feet on Bay Branch Road
Nearest Point of Interest:	Claxton, Ga Glennville, Ga Reidsville, Ga
Current Use:	Recreation, Hunting, and Timber Production
Survey or Site Testing Reports:	Recorded survey on file

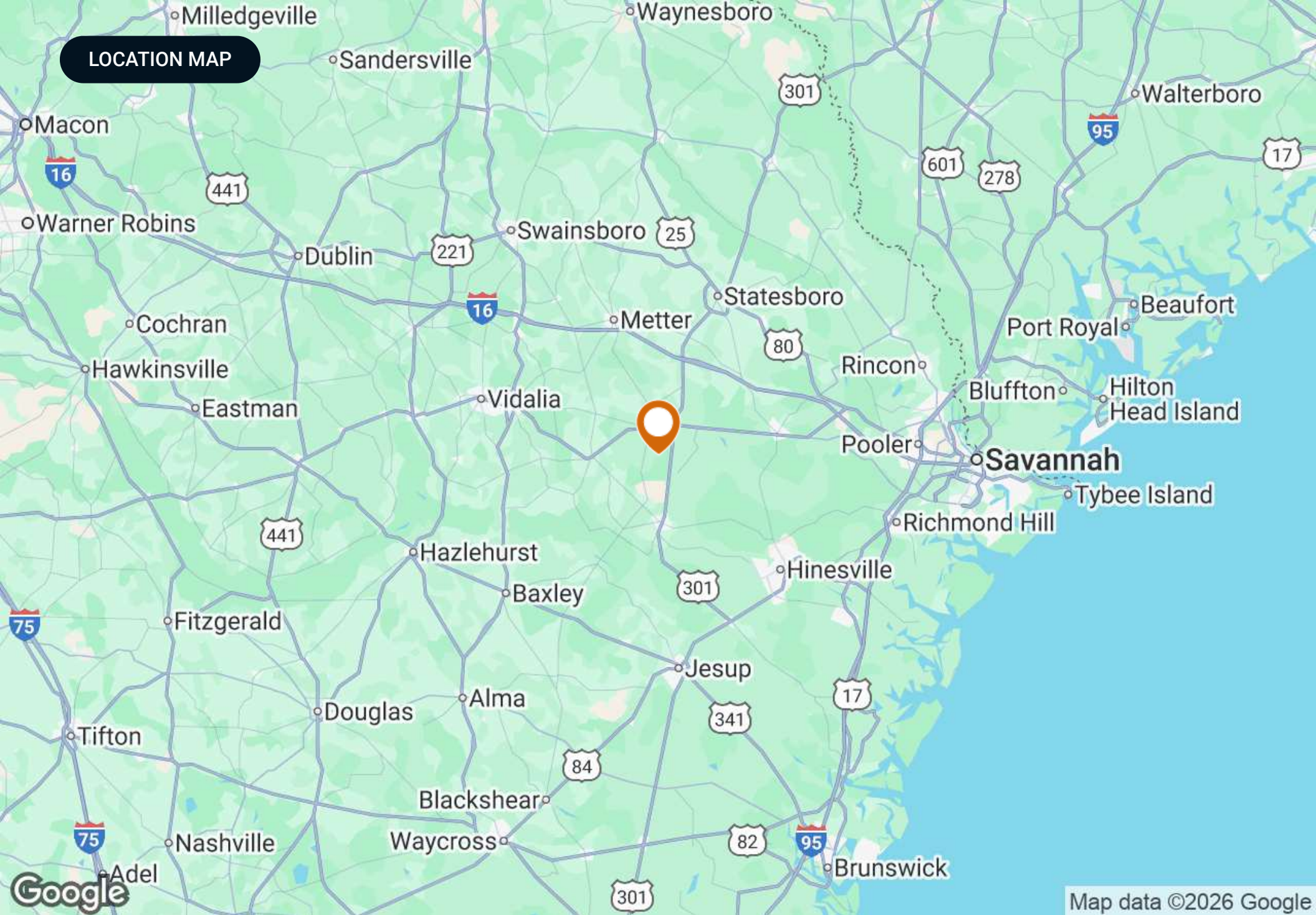


ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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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