



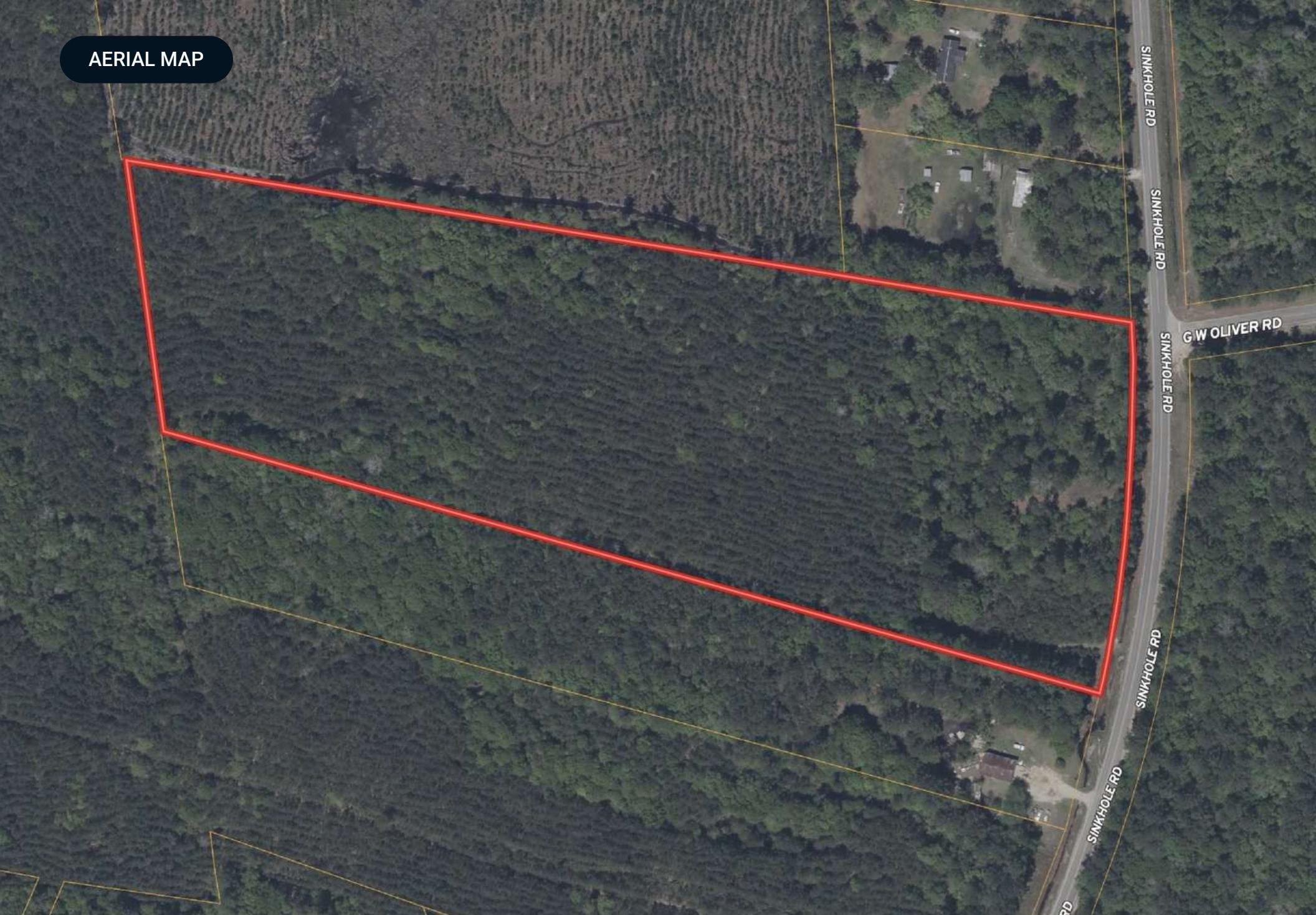
# Sinkhole Road 15 ± Acres

7881 Sinkhole Rd, Statesboro, Georgia 30458

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## AERIAL MAP



## PROPERTY OVERVIEW



**Sale Price** \$155,000

### Offering Summary

Acreage:	15.66 Acres
Price / Acre:	\$9,898
State:	Georgia
City:	Statesboro
County:	Bulloch
Property Type:	Acreage and Estates, Timberland, Hunting and Recreational Land

### Property Overview

This 15 ± acre property located on Sinkhole Road in Bulloch County, Ga is set up to be a great potential homesite, hunting retreat, or investment property. It sits approximately 5 miles from the new Publix, 6 miles from Georgia Southern University, and 8 miles from downtown Statesboro. The property features over 500 feet of paved road frontage, an existing deep well, a septic tank, and access to power. The existing deep well and septic tank has not been utilized in a long time and is in need of maintenance repair. The power lines are Georgia Power lines that run along Sinkhole Road and also run into the property. There is a 960 sq. ft. home built in 1975 located on the property that is not in living condition and will be sold "as is." The landscape features planted pine plantation and a mix of mature timber. With just over 15 acres of land that is bordered by other wooded properties, this tract is undoubtedly home to whitetail deer and maybe the occasional wild turkey. This property is currently enrolled in the CUVA program, is zoned AG-5, and does have a recorded survey on file. Overall, this property will make an excellent future homesite or a great hunting retreat that is positioned just outside of Statesboro, Ga. Showings on this property will be by appointment only. To access this property and view this exclusive listing, please contact Chap Shuman, the listing agent.

Note: There is an adjacent 130.06 acres that can be purchased in addition to this property.

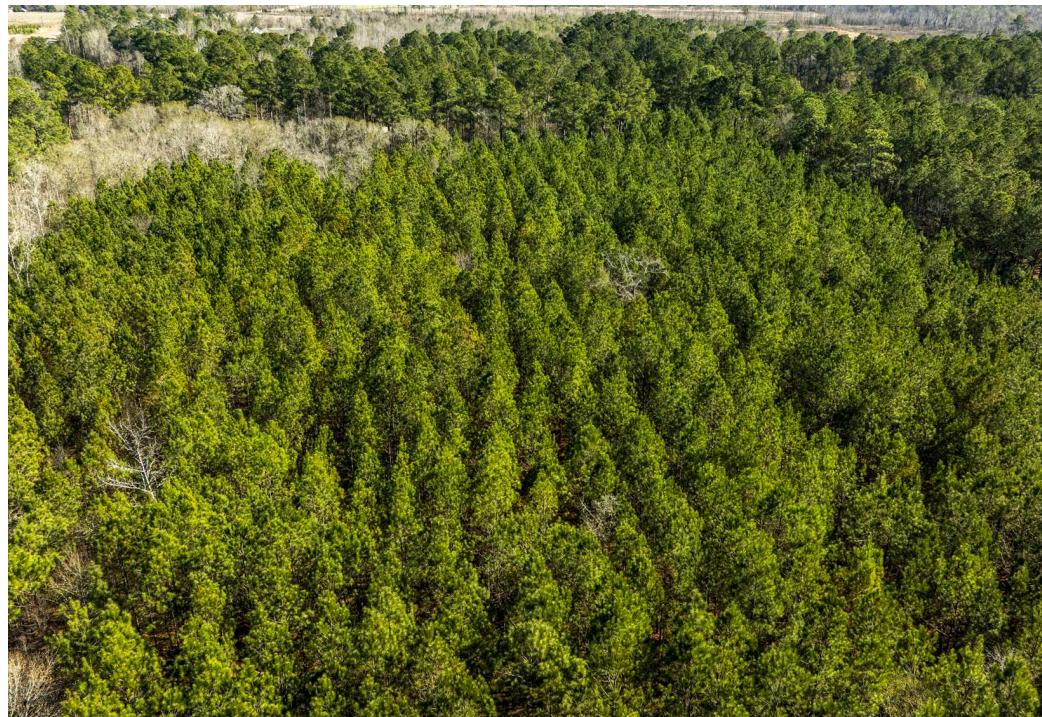
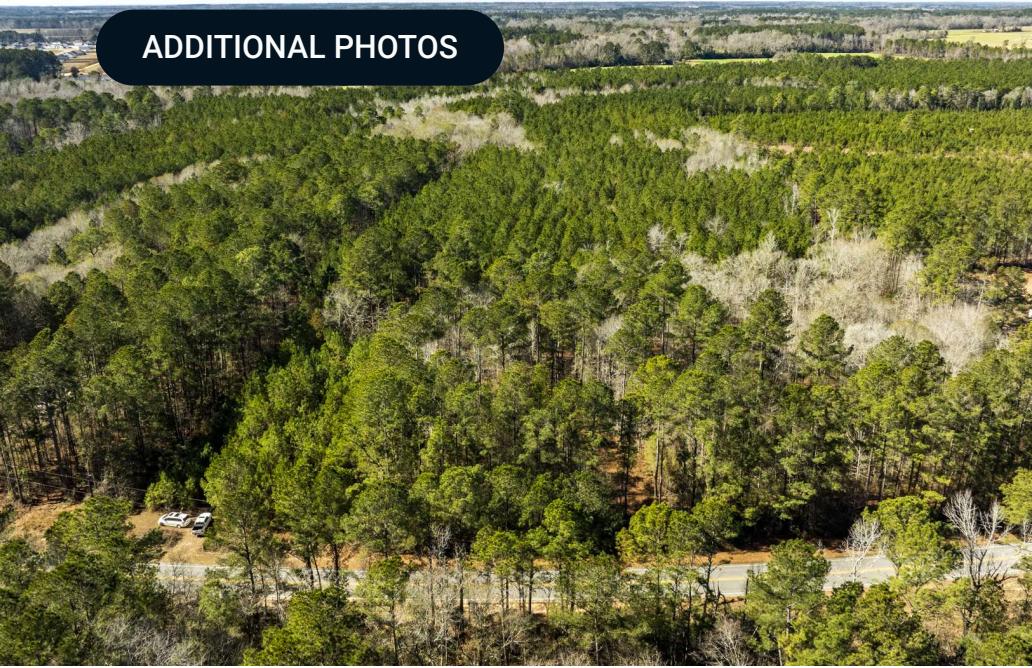
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Soil Types:</b>	Leefield Loamy Sand Pelham Loamy Sand
<b>Zoning / FLU:</b>	AG-5
<b>Water Source &amp; Utilities:</b>	Existing deep well, septic tank, and access to power. Deep well and septic tanks will need repair.
<b>Road Frontage:</b>	500 + feet of paved frontage on Sinkhole Road.
<b>Nearest Point of Interest:</b>	Approximately 5 miles from Publix 6 Miles from Georgia Southern University 8 miles from Downtown Statesboro Within an hour of Savannah, Ga.
<b>Current Use:</b>	Timber production and recreation.
<b>Land Cover:</b>	Merchantable pine plantation and a mix of mature timber.
<b>Structures &amp; Year Built:</b>	960 sq. ft. home built in 1975 that is not in living condition.
<b>Survey or Site Testing Reports:</b>	Recorded surveys on file.

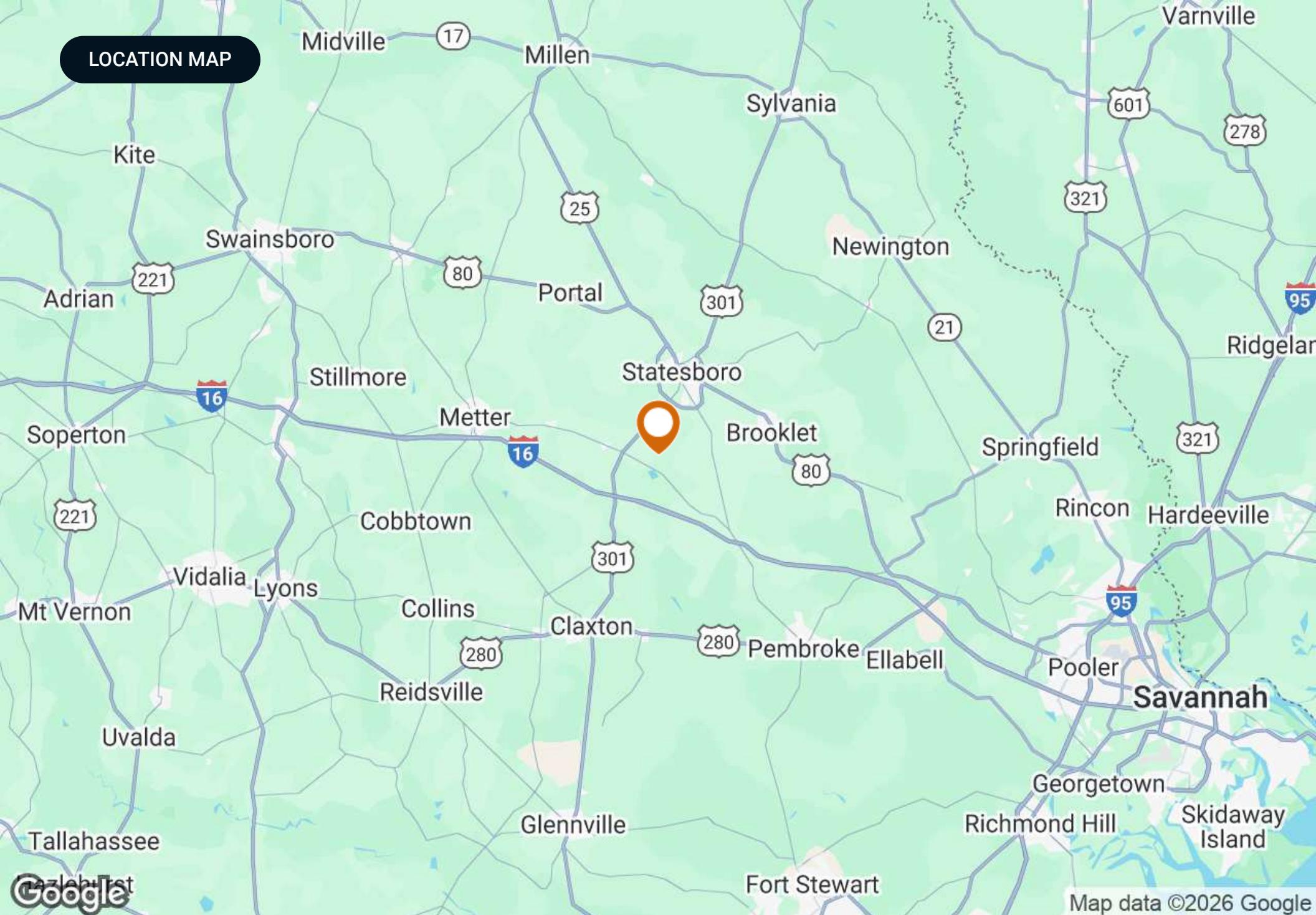
## ADDITIONAL PHOTOS



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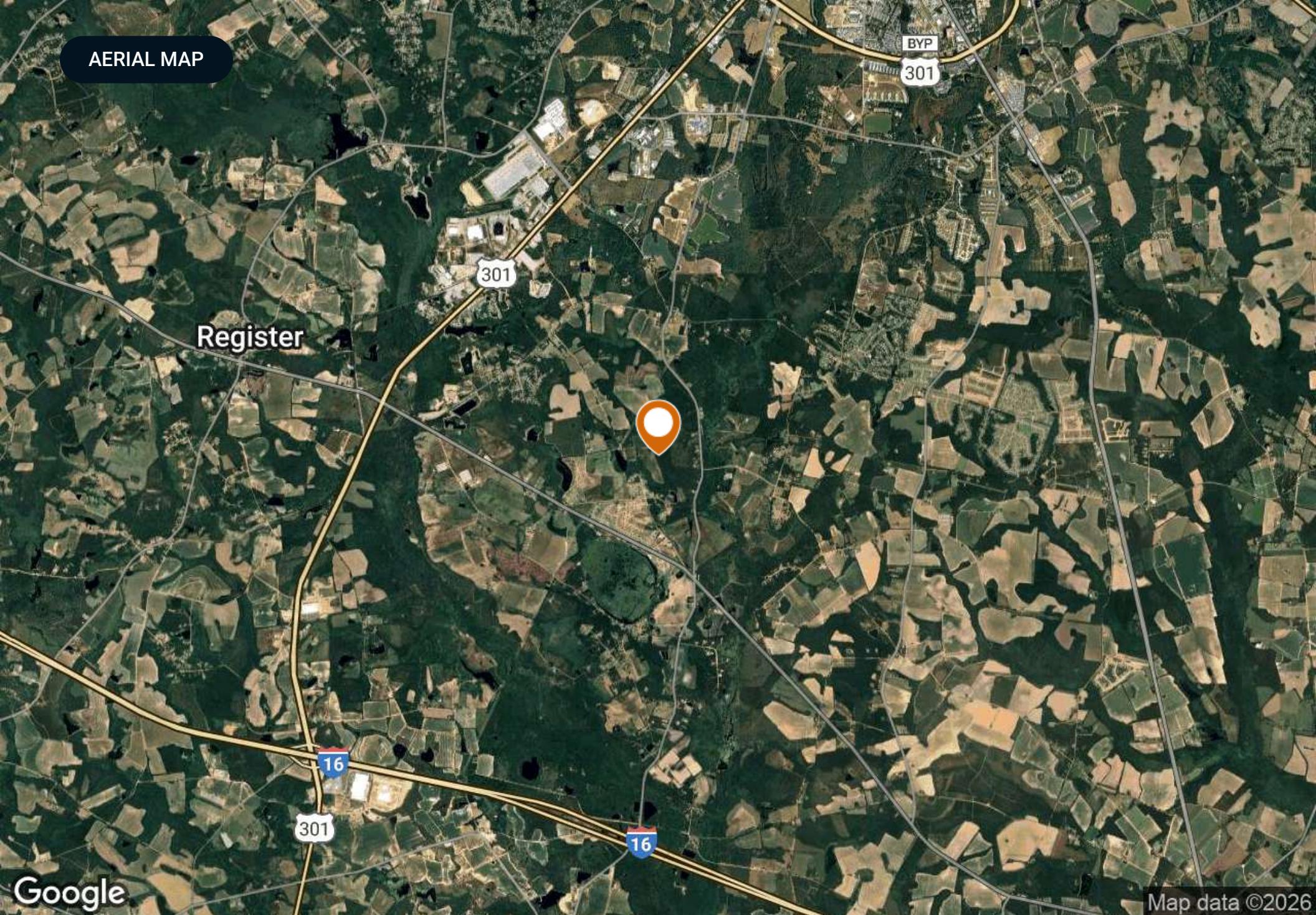


## LOCATION MAP



Map data ©2026 Google

AERIAL MAP



Google

Map data ©2026



### Chap Shuman

Advisor

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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



## 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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