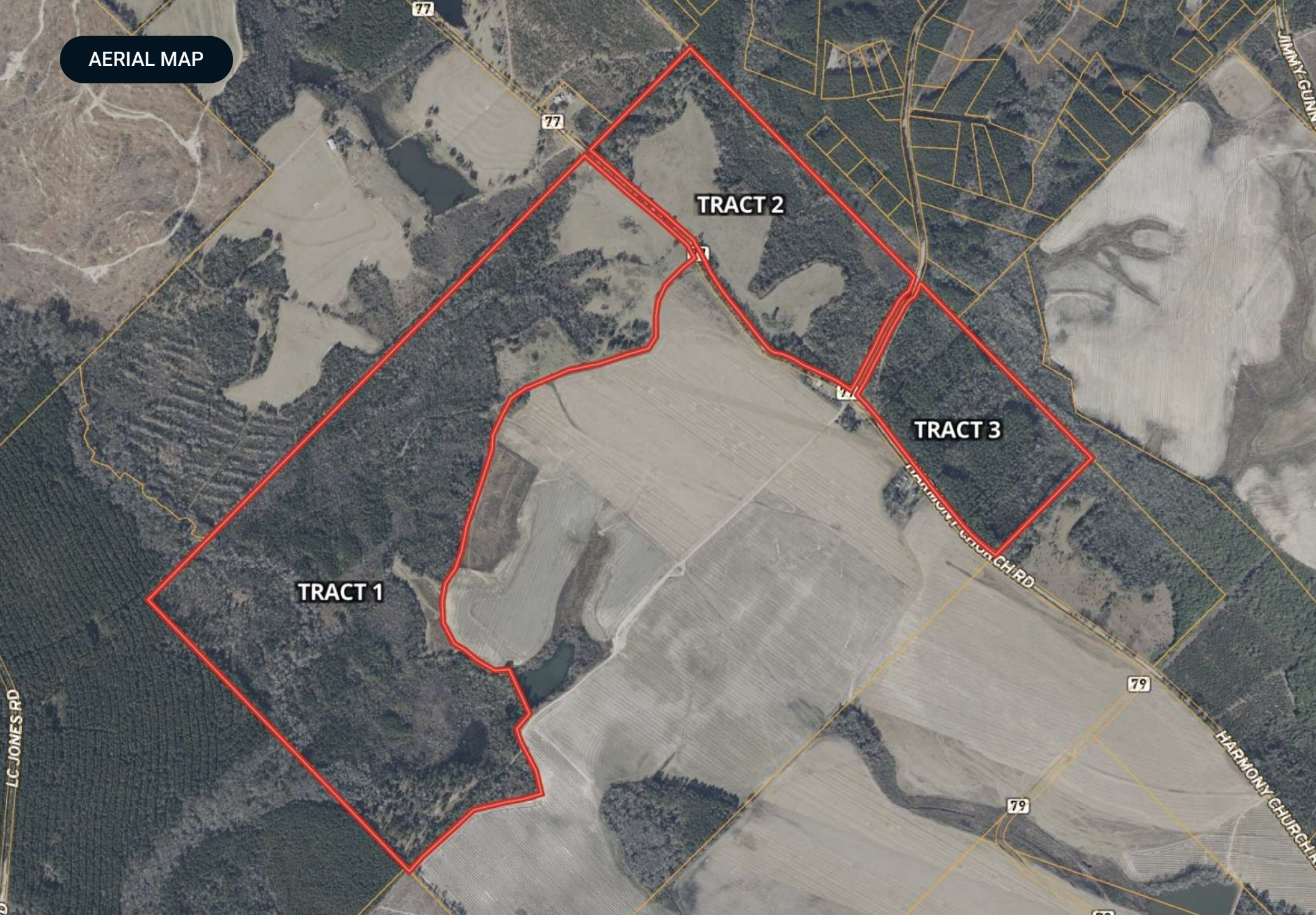


Telfair Tract 1

Garrison Road, Milan, Georgia 31060

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

AERIAL MAP



PROPERTY OVERVIEW



Sale Price

\$791,880

Offering Summary

Acreage:	197.97 Acres
Price / Acre:	\$4,000
State:	Georgia
City:	Mcrae-Helena
County:	Telfair
PIN:	Part of 032 00 014
Property Type:	Hunting and Recreational, Ranches and Pastureland, Timberland

Property Overview

'Telfair Tract 1' is approximately 197 acres located in Telfair County, Ga. Featuring creek frontage, timber, and proximity to agriculture, this property is well positioned to be an excellent recreational property that will accommodate deer, turkey, and hog hunters. A good portion of the property is bordered by Horse Creek, which provides water features for waterfowl hunting and creek fishing. The property's timber is all naturally regenerated pine and hardwood timber that provides great bedding cover for the wildlife. The eastern boundary of the property is bordered by a large agricultural field that has traditionally produced row crops, which could be a sustainable food source for the wildlife. Portions of the 197 ± acres do have old fencing for cattle, and there is approximately 23 acres of former pastureland. This acreage could be transitioned into a bird field, food plots, or a working pasture. The property does have over 1,000 feet of frontage on Garrison Road, access to power from the road, and several locations that would be ideal for a homesite or hunting cabin. Overall, this tract is a nice recreational property located in a region known for great hunting.

If you would like to view this exclusive listing, please contact the listing agent, Chap Shuman. Showings are by appointment only.

Note: There are two additional listed properties, 'Telfair Tract 2' and 'Telfair Tract 3', that can be purchased with this property as well.

ADDITIONAL PHOTOS

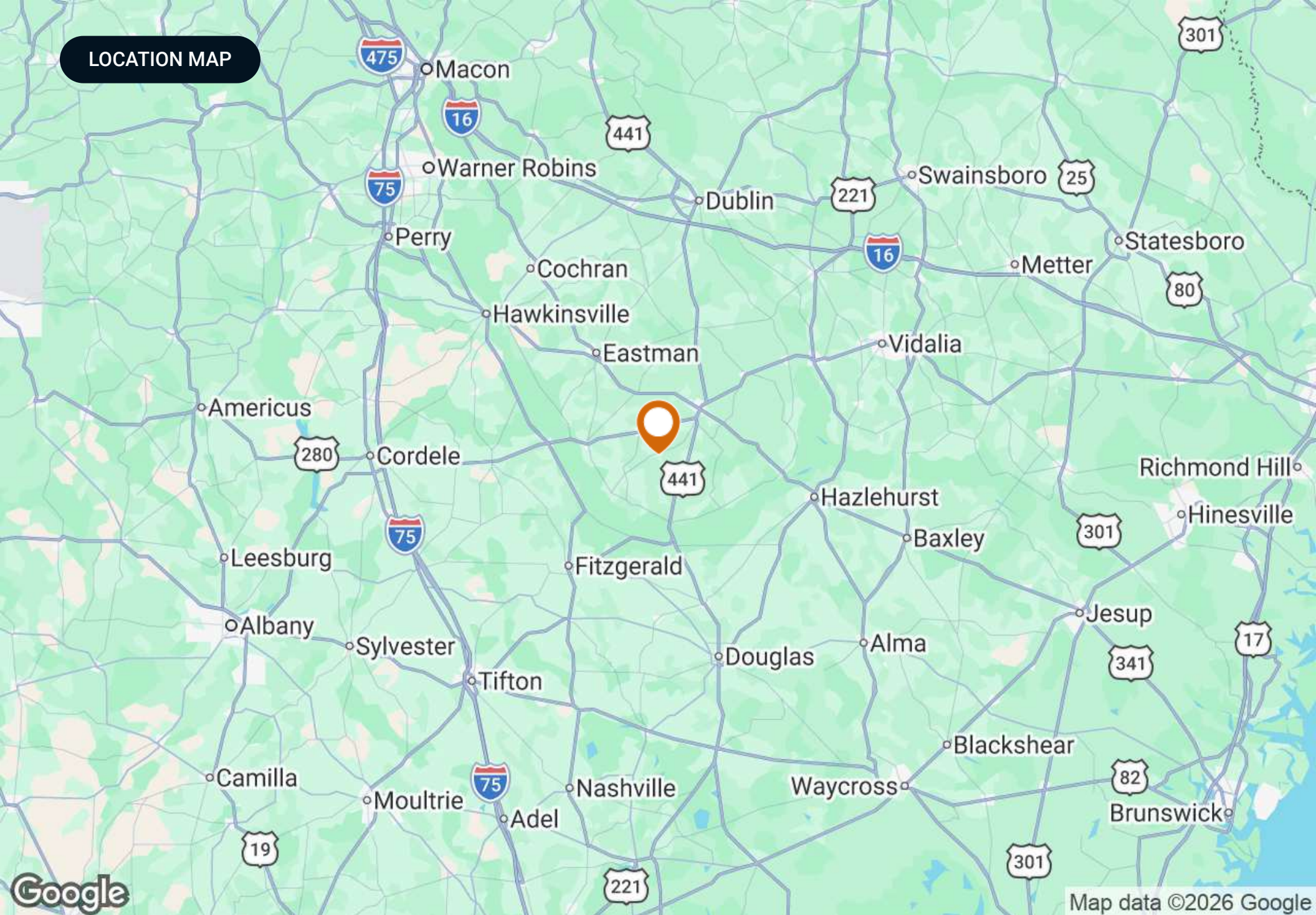




ADDITIONAL PHOTOS



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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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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