



1,142 Acres In Ware County

S River Road, Waresboro, Georgia 31503

Mike Lansdell, ALC
912-409-0925
mikel@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$3,800,000

Offering Summary

Acreage:	1,142 ± Acres
Price / Acre:	\$3,327
City:	Waresboro
County:	Ware
Property Type:	Timberland Hunting and Recreational Land Waterfront
Video:	View Here

Property Overview

This is an 1142 ± acre tract on the beautiful Satilla river in Ware County near Waycross, Georgia. The Satilla river splits this tract into a 465 ± acre piece on the south side of the river and a 677 ± acre piece on the north side of the river. It has over 2 ± miles of river frontage. The timber was harvested about 5 years ago and the upland ground was re-planted a year later with loblolly. The road system is good with numerous places to access the river. The elevation changes are a nice surprise for Ware county. This is a solid timber investment property with excellent recreation possibilities.



SPECIFICATIONS & FEATURES

Specifications & Features

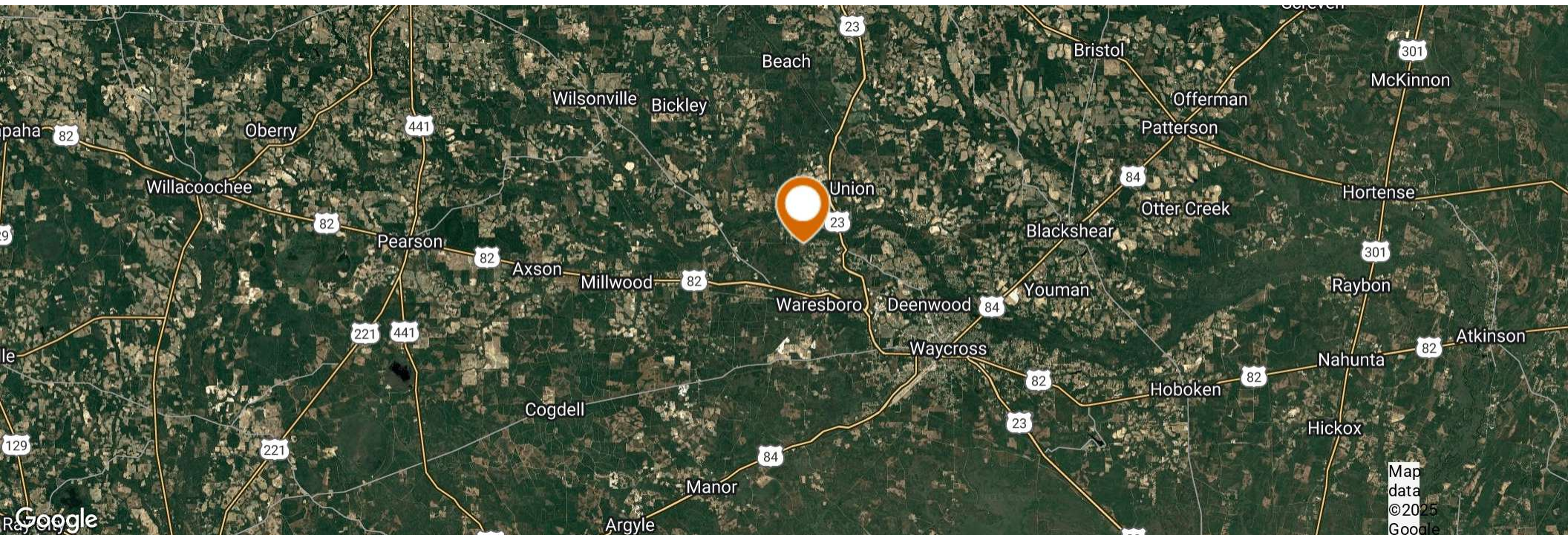
Land Types:	<ul style="list-style-type: none">• Timberland• Waterfront
Uplands / Wetlands:	57% Wetlands and 43% Uplands
Taxes & Tax Year:	\$6450.00 for 2022
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Satilla River
Road Frontage:	2230 FT
Nearest Point of Interest:	10 miles to Waycross
Current Use:	Timberland
Potential Recreational / Alt Uses:	Hunting
Age of Stages of Timber:	3

LOCATION



Location & Driving Directions

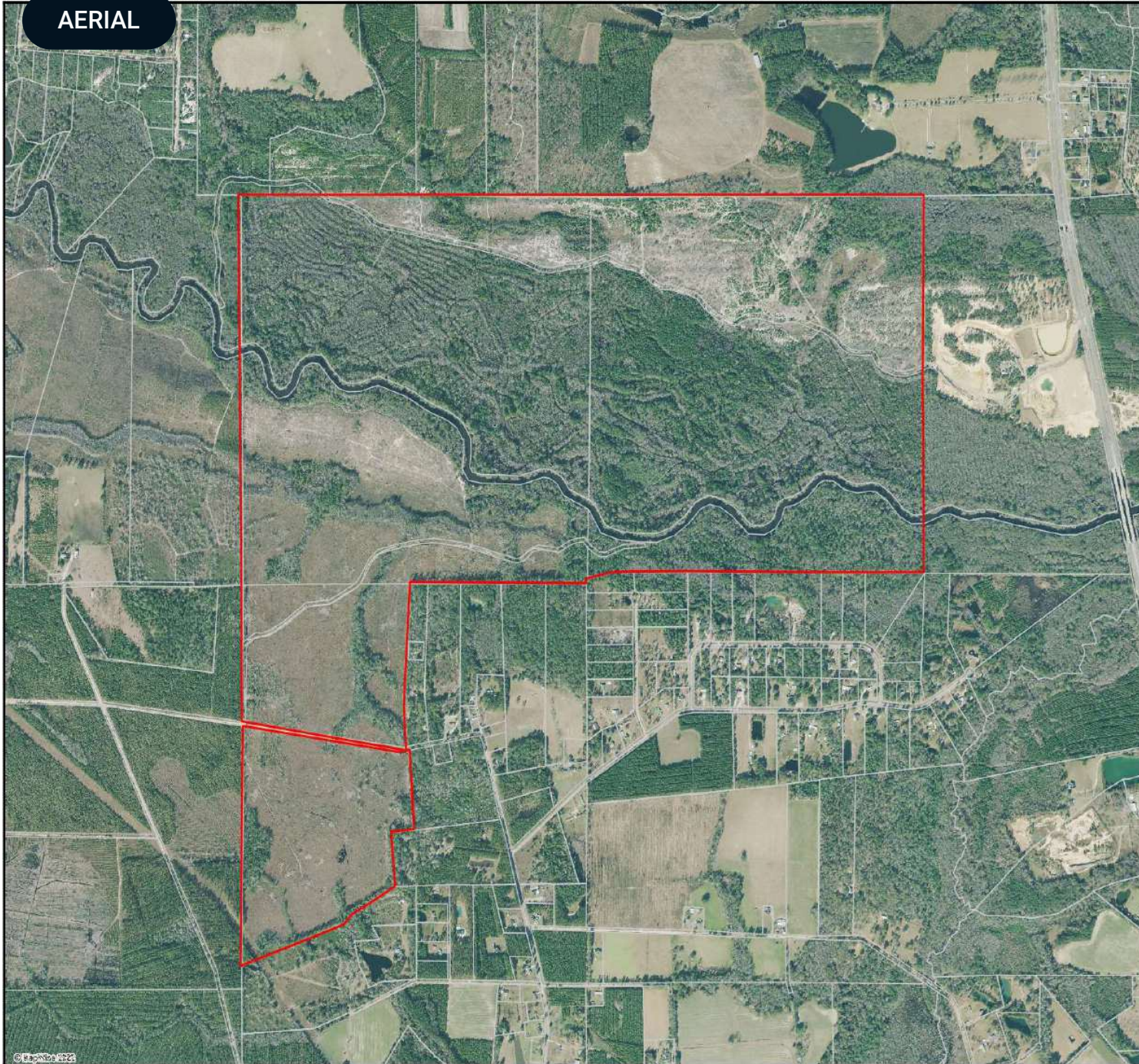
Parcel:	33007 33003 33002
GPS:	31.2958544, -82.4884818
Driving Directions:	From Waycross, head west on Highway 82; Turn right on Pineview Baptist Road; Turn left on South River Road; Property will be on the right and left
Showing Instructions:	Call Listing Agent



ADDITIONAL PHOTOS

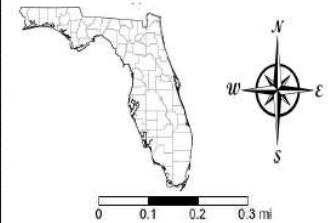


AERIAL



Aerial

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines



ADVISOR BIOGRAPHY



Mike Lansdell, ALC

Senior Advisor

mikel@saundersrealestate.com

Direct: 877-518-5263 x448 | Cell: 912-409-0925

Professional Background

Mike Lansdell, ALC is a Senior Advisor at Saunders Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States. His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

- Timber
- Agriculture
- Land Management



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