

# Sugar Creek Ranch

0 E Golden Isles Hwy, Lumber City, Georgia 31549

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Mike Lansdell, ALC  
912-409-0925  
[mikel@saundersrealestate.com](mailto:mikel@saundersrealestate.com)

## PROPERTY OVERVIEW



### Sale Price

**\$7,639,200**

### Offering Summary

<b>Acreage:</b>	<b>2,122 Acres</b>
<b>Price / Acre:</b>	<b>\$3,600</b>
<b>City:</b>	Lumber City
<b>County:</b>	Telfair
<b>Property Type:</b>	Farms & Nurseries Properties, Land Investment, Ranch, Timberland
<b>Video:</b>	<a href="#">View Here</a>

### Property Overview

Introducing a unique investment opportunity in the desirable area of Southeast Georgia. This expansive 2,122-acre property encompasses 300 acres of non-irrigated fertile farmland and an additional 320 acres featuring 8-year-old planted loblolly. The property has a brick home, 6 warehouses, 3 wells, and extensive highway frontage on US 341. The picturesque Sugar Creek meanders for 1.2 miles down and through the mature hardwoods on the east side of the property before it converges with Turnpike Creek near the center of the tract, then continues for 1.3 miles before leaving the property. This exceptional water feature will provide excellent hunting opportunities and unparalleled memories as it is the main attribute of the tract. Located 4 miles north of Lumber City, 12 miles south of historical McRae, 95 miles from Brunswick, and 105 miles from Savannah.

## SPECIFICATIONS & FEATURES



## Specifications & Features

### Land Types:

- Ranch
- Timberland

### Uplands / Wetlands:

1699.1 acres of uplands.

### Soil Types:

- TFA-Tifton Loamy Sand
- TFB-Tifton Loamy Sand
- FUB-Fuquay Loamy Sand
- DOA-Dothan Loamy Sand
- PEA-Pelham Loamy Sand
- and others.

### Taxes & Tax Year:

\$14,640 for 2023

### Zoning / FLU:

AG

### Lake Frontage / Water Features:

Turnpike and Sugar Creek

### Water Source & Utilities:

Wells, Septic, and power

### Road Frontage:

Highway 341 and Neily Wagon Road

### Nearest Point of Interest:

12 miles south of McRae, Ga and 4 miles north of Lumber City, Ga on Highway 341.

### Current Use:

Row crops and Timberland

### Grass Types:

Natural

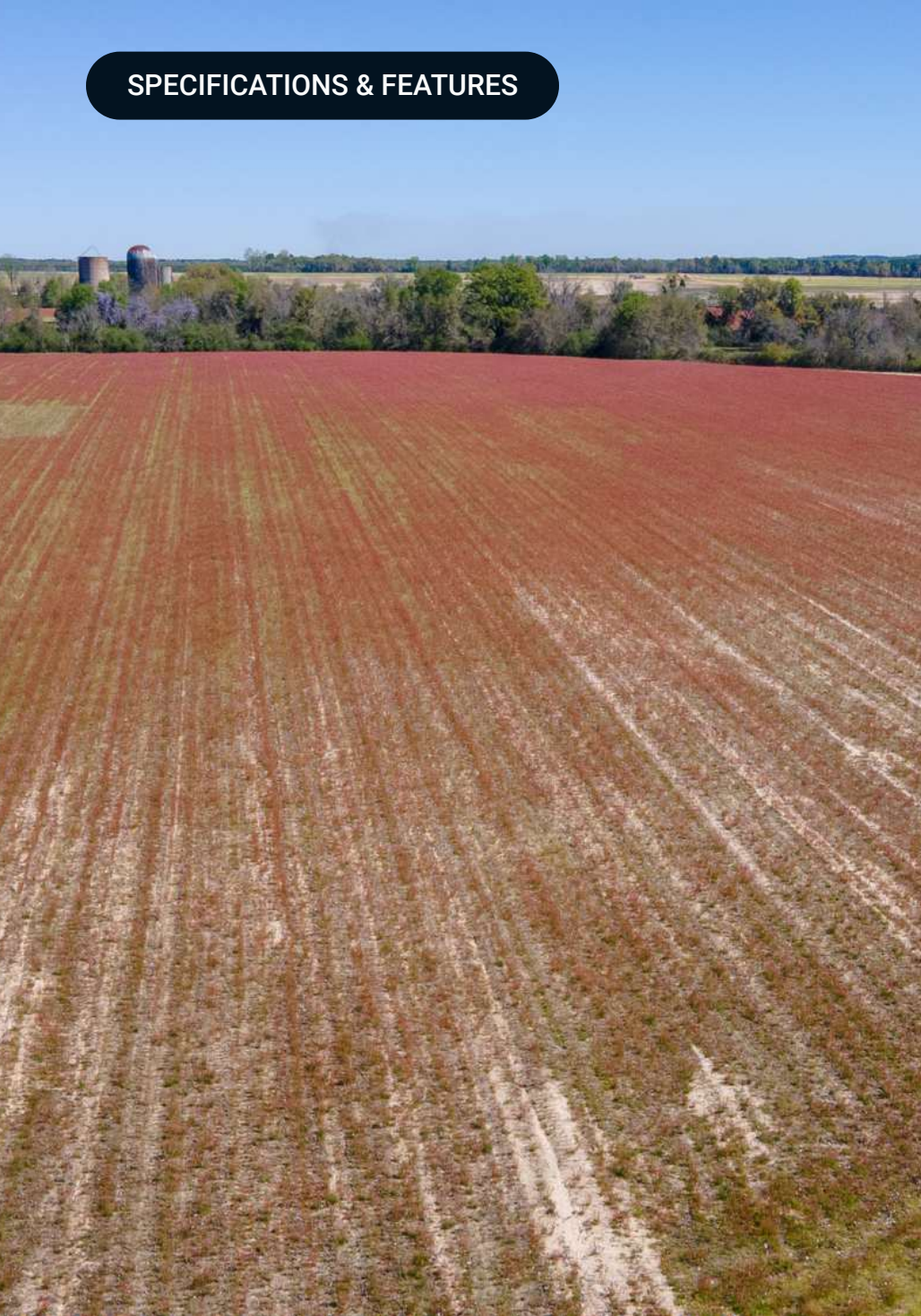
### Potential Recreational / Alt Uses:

Pasture, Increase row crop acres, Hunting and fishing.

### Land Cover:

Planted pines, natural timber, farm fields

## SPECIFICATIONS & FEATURES



### Structures & Year Built:

- 1846 sq ft brick home built in 1976
- 1344 square feet warehouse
- 2400 square feet warehouse
- 11575 square feet warehouse
- 5220 square feet warehouse
- 10000 square feet warehouse
- 13320 square feet warehouse.

### Survey or Site Testing Reports:

Complete Survey in 2016

### Species:

Loblolly, Slash, natural hardwood

### Age of Stages of Timber:

320 +/- acres of 8 year old Loblolly

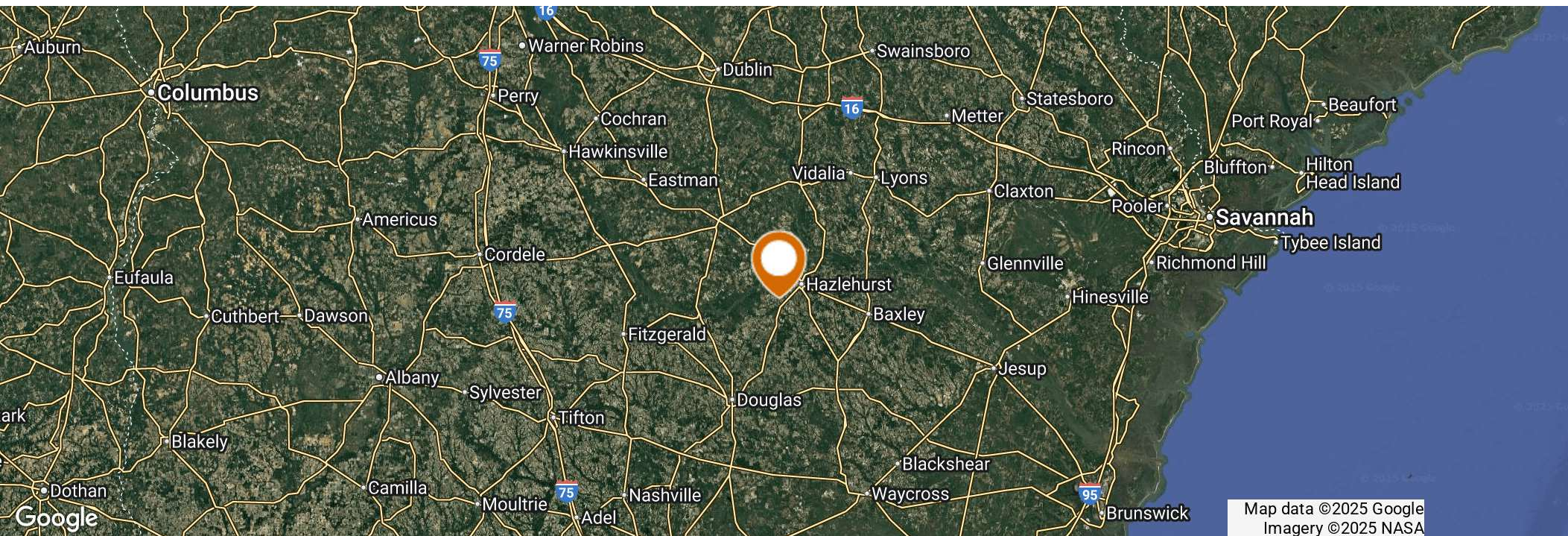


## LOCATION



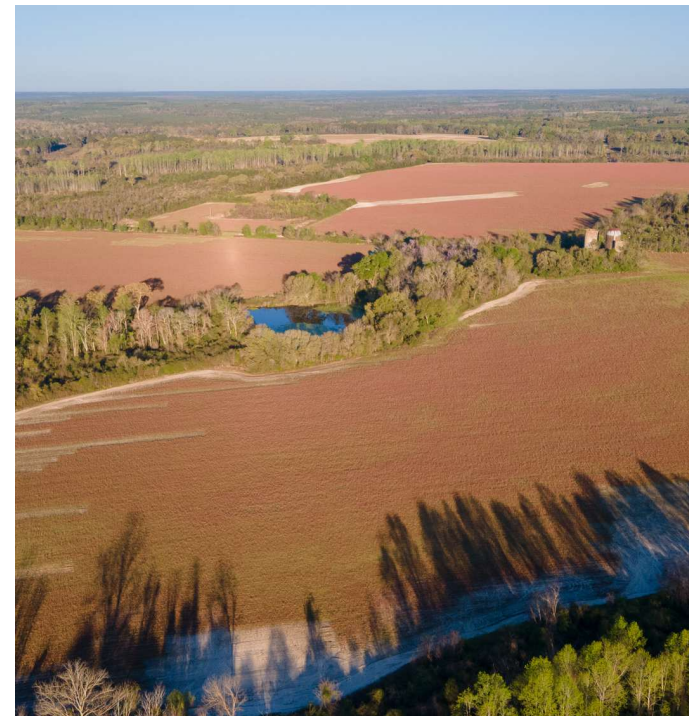
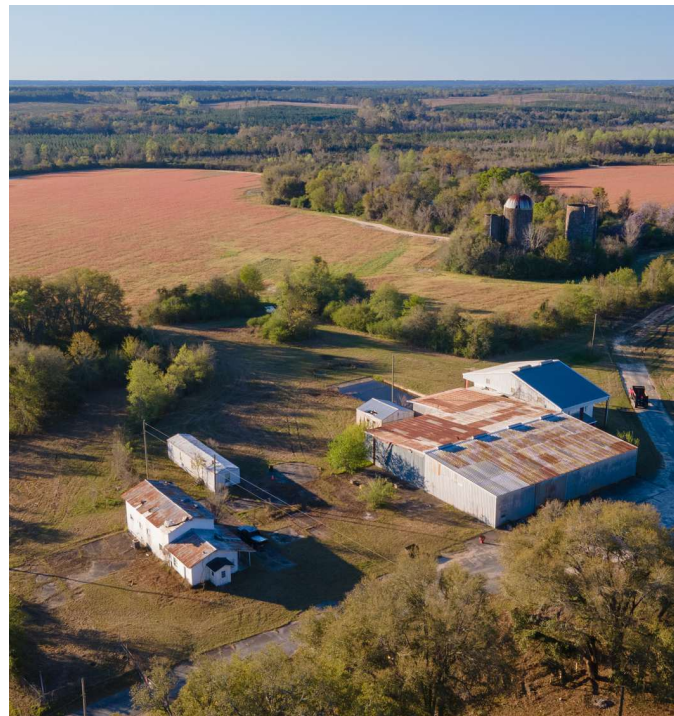
## Location & Driving Directions

Parcel:	080-00-001 080-00-018a080-00-004
GPS:	31.9331723, -82.6813332
Driving Directions:	4 miles North of Lumber City on Highway 341
Showing Instructions:	Contact Listing Agent

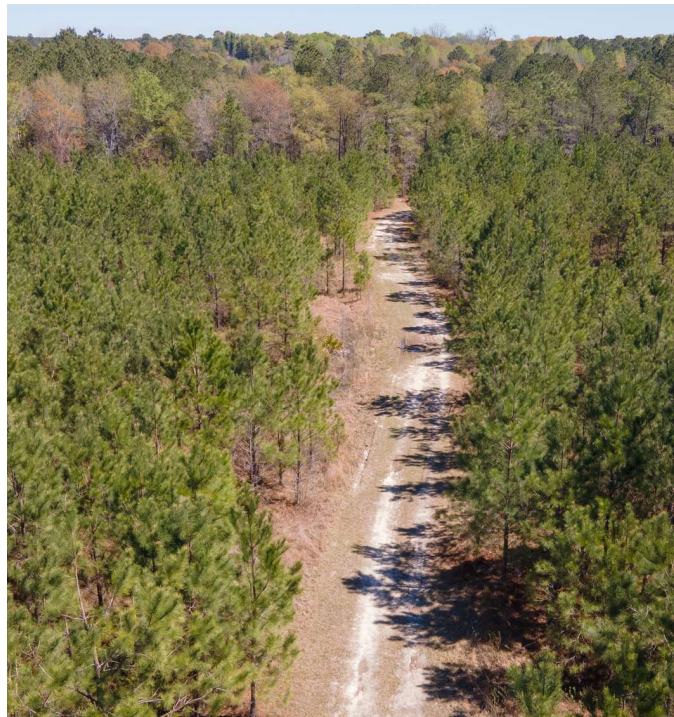




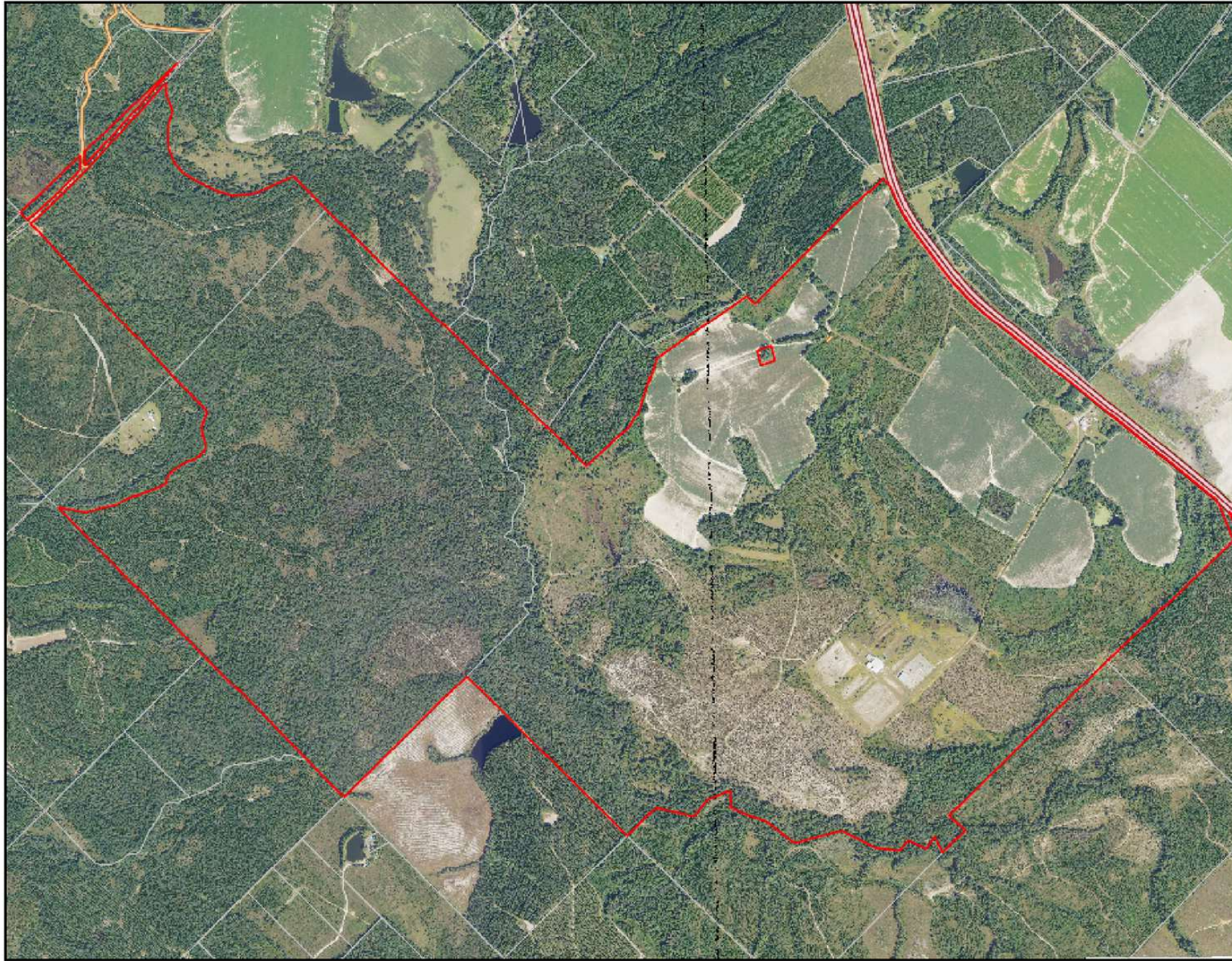
ADDITIONAL PHOTOS



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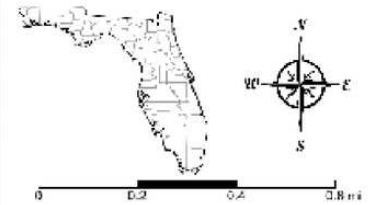


# AERIAL MAP

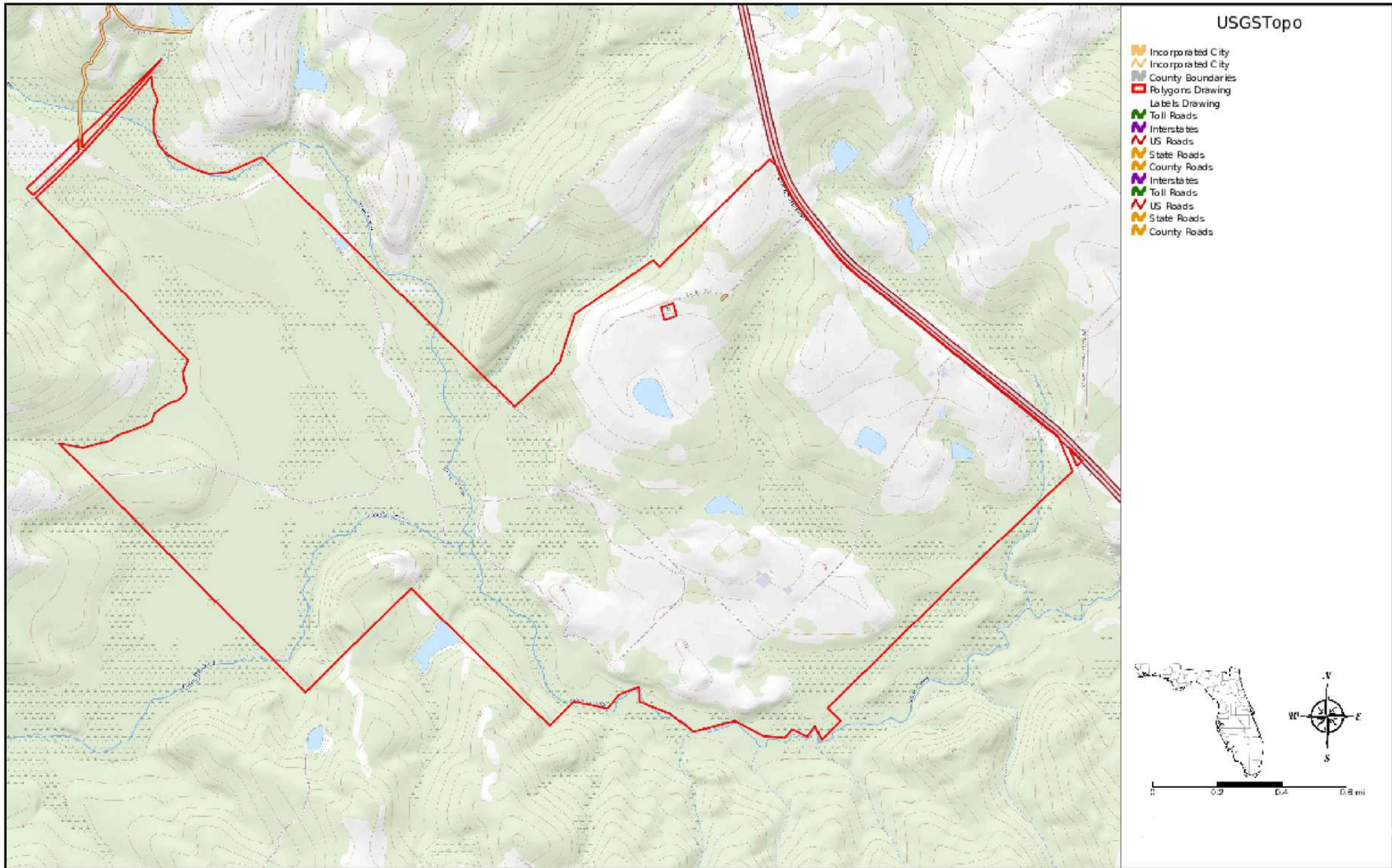


## Aerial

- Incorporated City
- Incorporated City
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines



# TOPOGRAPHICAL MAP



## 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.

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

## Education

Bachelor of Science in Agriculture



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