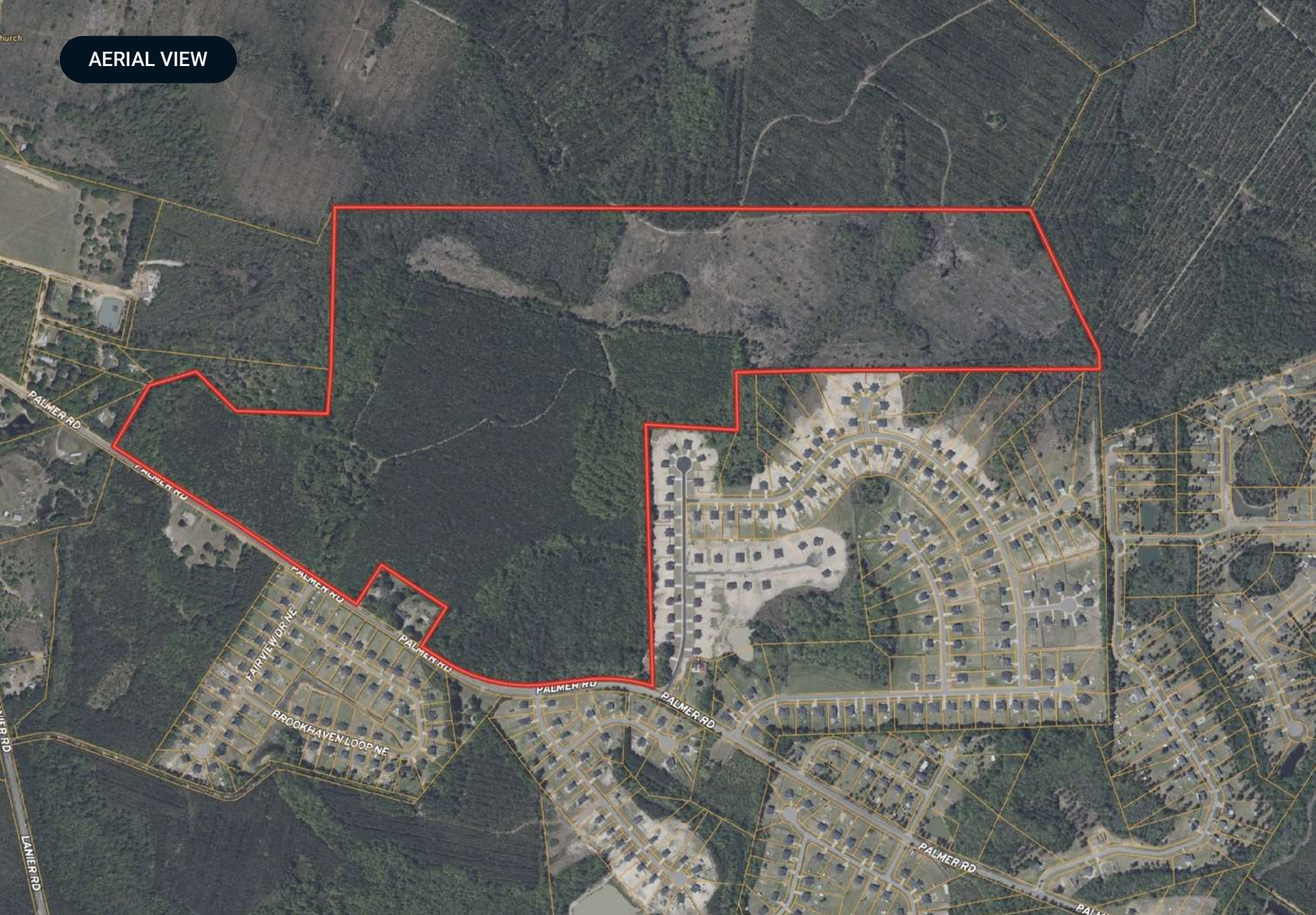


The Palmer Tract

Ne Palmer Rd, Ludowici, Georgia 31316

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

AERIAL VIEW



PROPERTY OVERVIEW



Sale Price

\$1,599,000

Offering Summary

Acreage:	226 ± Acres
Price / Acre:	\$7,075
State:	Georgia
City:	Ludowici
County:	Long
Property Type:	Development Land, Timberland, Hunting and Recreation

Property Overview

'The Palmer Tract' is a 226 ± acre transitional property located in Long County, Ga. This property sits 7 minutes from US-84 West, 10 minutes from Ludowici, 18 minutes from Hinesville, and 23 minutes from the Fort Stewart Military Base. With close proximity to economic and population growth, this property has the potential to be a great candidate for residential development. Positioned on Palmer Road, this property is neighbored by several already established residential subdivisions.

This property features 75% uplands acreage and approximately 0.64 miles of paved road frontage. There is an estimated 83 acres of planted pine that has over 1 mile of internal roads winding through it. There are big, beautiful oak trees spread throughout the property that add a great deal of character and aesthetics to the land. The property's soil types consists of a mixture of loamy sand soils. 'The Palmer Tract' is zoned 'unzoned rural' at this time. The property's current land use is recreational and timber production. If you are an investor looking for a property to recreationally enjoy while the land continues to appreciate, this tract would be a great option. Its habitat is home to whitetail deer and eastern wild turkeys. This property is currently enrolled in the CUVA program.

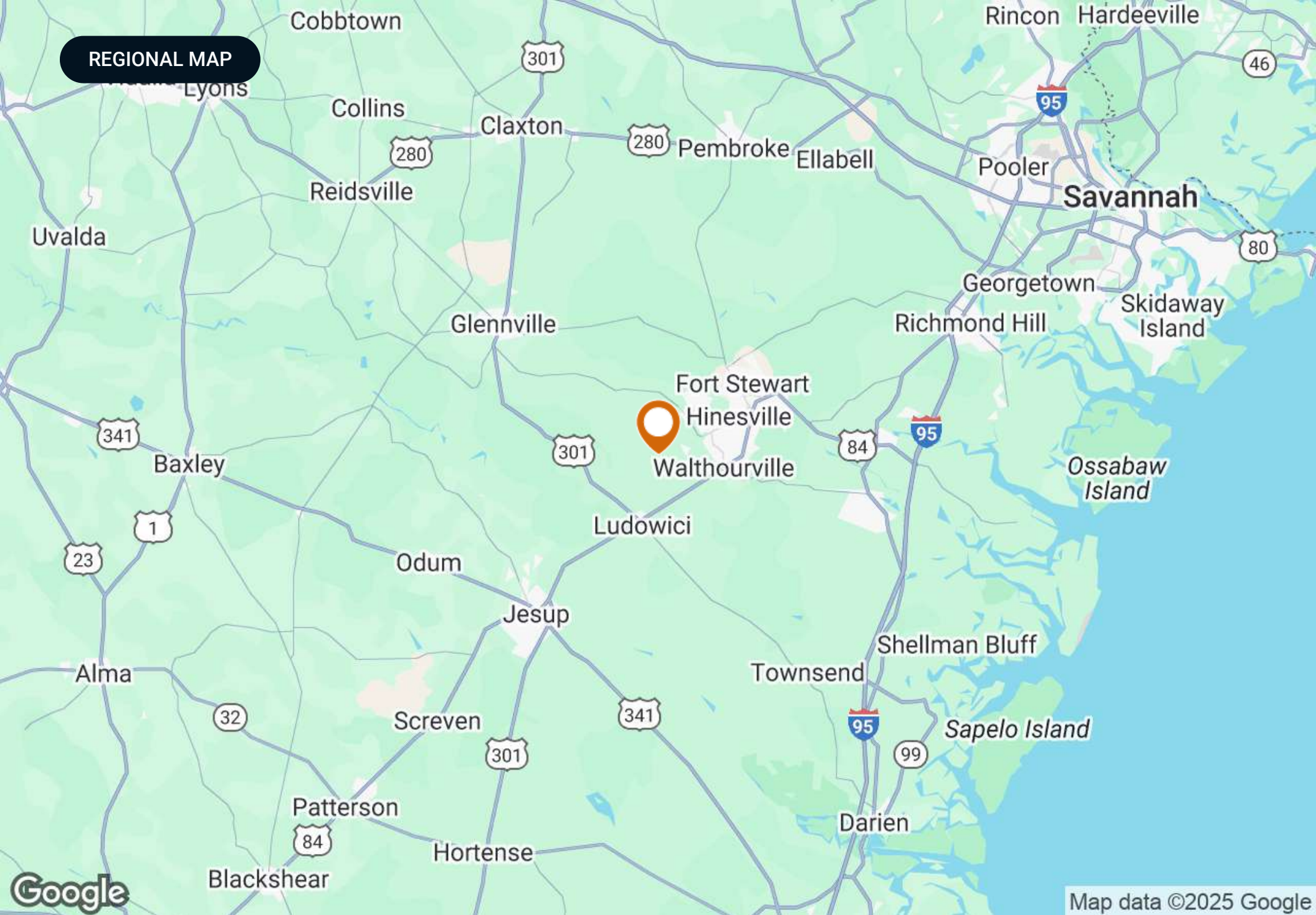
'The Palmer Tract' is an exceptional recreational timberland tract that offers strategic developmental upside in the future. If you are interested in viewing this listing, please contact the listing agent, Chap Shuman. Showings are by appointment only.

SPECIFICATIONS & FEATURES



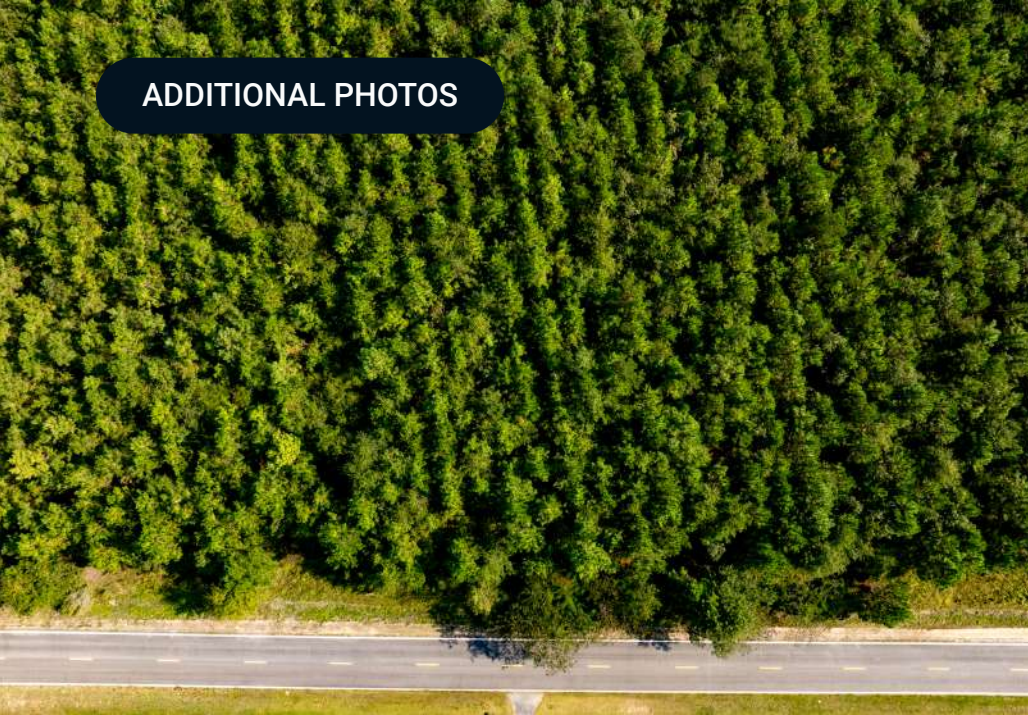
Specifications & Features

Uplands / Wetlands:	Approximately 75% Uplands Acreage (169.27 Acres)
Soil Types:	Stilson Loamy Sand = 64.22 Acres Pelham Loamy Sand = 54.67 Acres Leefield Loamy Sand = 35.13 Acres Fuquay Loamy Sand = 29.85 Acres Ellabelle Loamy Sand = 19.04 Acres Dothan Loamy Sand = 12.8 Acres Mascotte Fine Sand = 11.33 Acres
Taxes & Tax Year:	Estimated 2025 Taxes = \$6,787
Zoning / FLU:	Unzoned Rural/Agricultural
Road Frontage:	Approximately 0.64 Miles of Paved Frontage on Palmer Road
Nearest Point of Interest:	7 Minutes from US-84 West 10 Minutes from Ludowici, Ga 18 Minutes from Hinesville, Ga 23 Minutes from Fort Stewart Military Base
Current Use:	Timber Production and Recreation
Structures & Year Built:	No structures.
Survey or Site Testing Reports:	Survey on file.

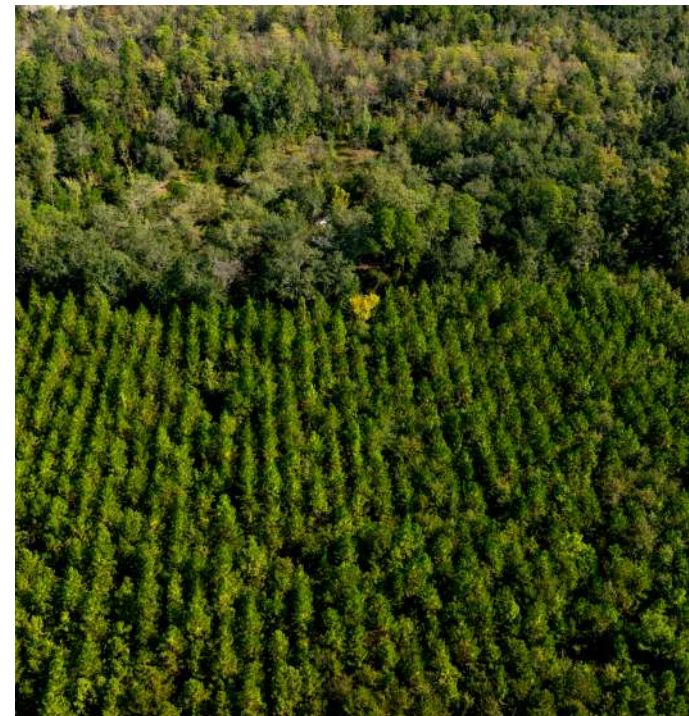
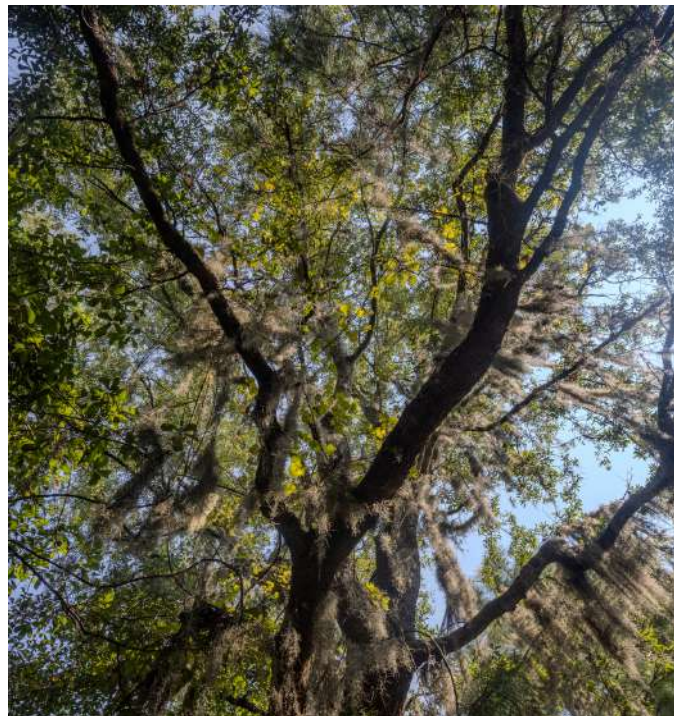
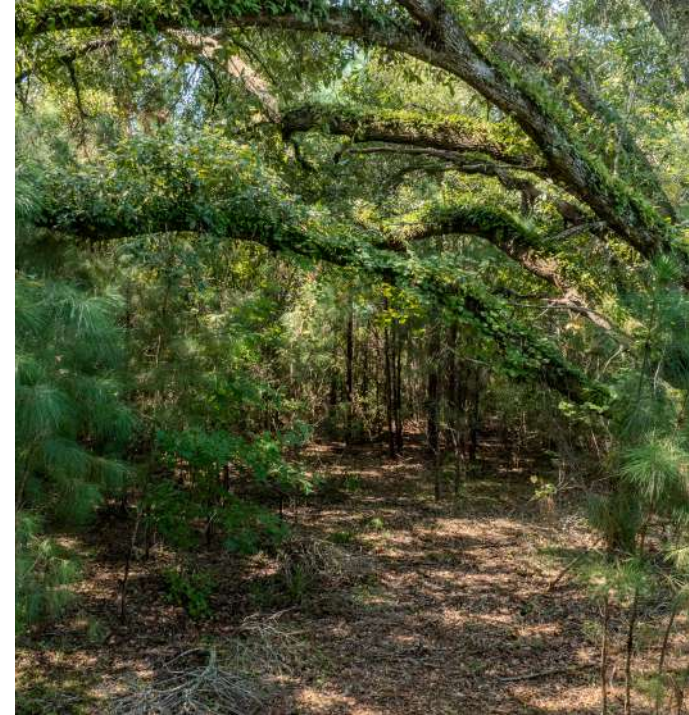
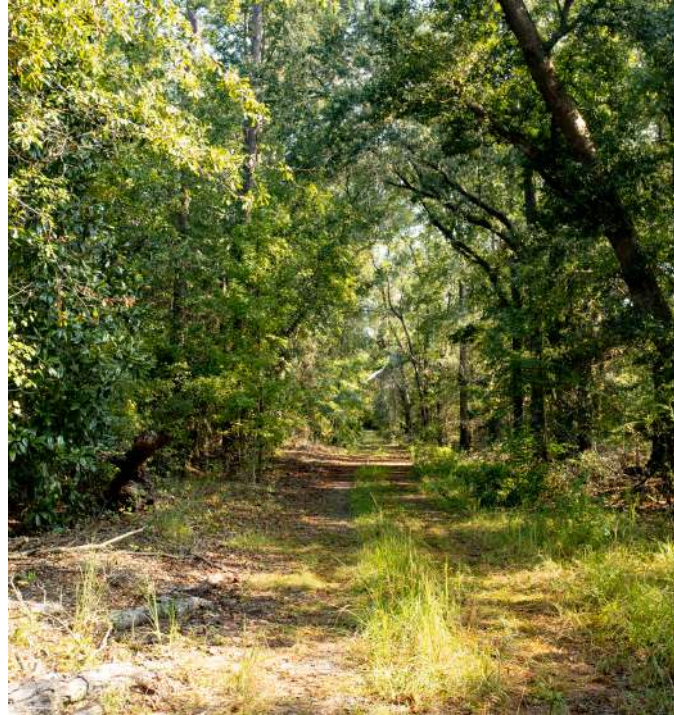


REGIONAL MAP

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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