

Worthington Farm

2685 Carters Bridge Rd, Claxton, Georgia 30417

Chap Shuman
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AERIAL MAP



PROPERTY OVERVIEW



Sale Price

\$1,699,000

Offering Summary

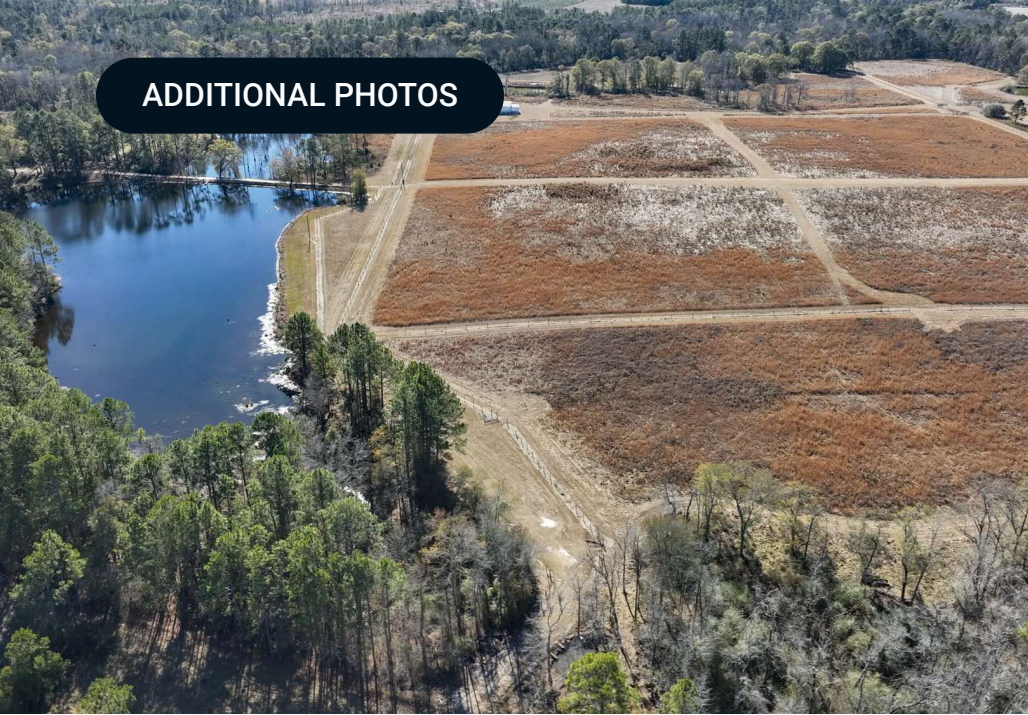
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|----------------|-------------------------------------------------------------------------------------------------------------------|
| Acreage: | 170 ± Acres |
| Price / Acre: | \$9,994 |
| State: | Georgia |
| City: | Claxton |
| County: | Tattnall and Evans |
| Parcel: | 004 001 & Portion of 081 002 |
| Property Type: | Ranches and Pastureland, Equestrian, Farms and Cropland, Hunting and Recreational Land, Acreage and Estates |

Property Overview

Worthington Farm is composed of 170 ± acres that paints a beautiful picture of the American Dream. For the past 43 years, this property has been a labor of love for the Worthington family – hard work and passion for the land have turned this place into a full-scale cattle operation, an equestrian paradise for horse lovers, and most importantly, a charming home-place where southern living is at its finest. This property sits on Carters Bridge Road and is located just north of Manassas on the Evans/Tattnall County line. Placing you an hour from Savannah, half an hour from Statesboro, and within a stone's throw of Claxton, Reidsville, or Metter.

From top to bottom, the farm's landscape features unmatched diversity. Nearly 100 acres is fenced pastureland that has been set up to sustainably graze and manage cattle or horses. This pastureland is composed of highly productive Tifton soils and has grown the coveted Tift 44 and Argentine Bahia Grass. There are a total of four ponds on the farm that boast impressive views and are loaded with fish and waterfowl. The southern boundary of the farm has over half a mile of Cedar Creek frontage, which is accompanied by big, natural hardwood and pine timber. Regarding improvements, Worthington Farm has it all. Turning off of the paved road, you are greeted by a driveway lined with stunning Shumard Red Oak trees that leads you to a 4 bed/3 bath unconventional home sitting on the pond. This 2,900 sq. ft. farmhouse will be sold "as is", is in living condition, and features a swimming pool with a new liner. On the farm, there is a 40x75 enclosed red iron shop that has an indoor heated and cooled office that would make an excellent workplace, a horse barn with 6 12x12 stalls, a tack room, and a bathroom, a 75x90 open-air tractor barn for storing equipment, and a 50x60 hay barn that has a cattle corral, power and a 4-inch water well. Overall, Worthington Farm is a one-of-a-kind equestrian and cattle farm that is equipped to be the perfect weekend getaway or the ideal forever country home. Please contact Chap Shuman to schedule a showing.

ADDITIONAL PHOTOS

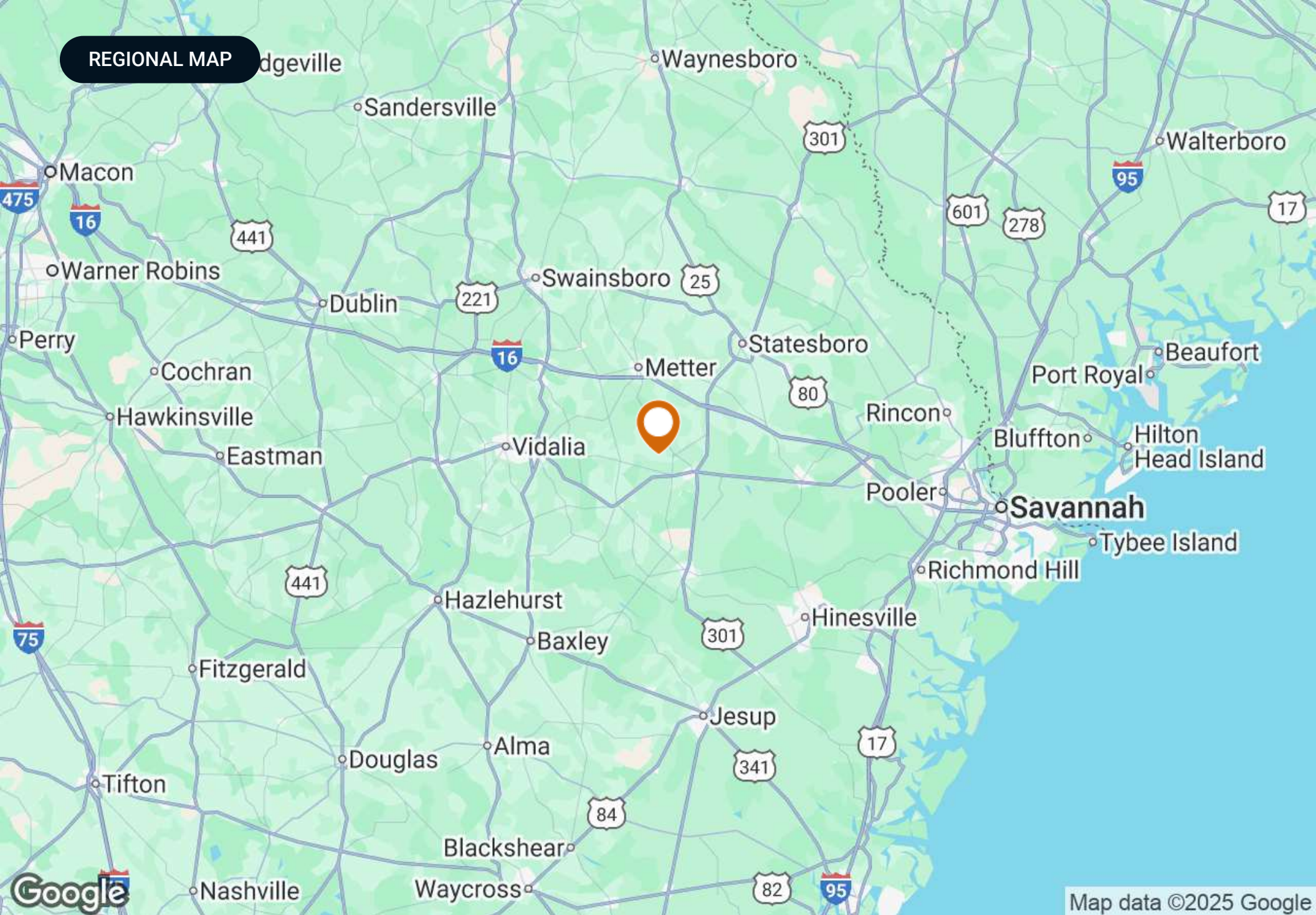




ADDITIONAL PHOTOS



REGIONAL MAP



ADVISOR BIOGRAPHY



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



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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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