



Quarterman Farm

Sam Tillman Rd, Statesboro, Georgia 30458

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AERIAL MAP



PROPERTY OVERVIEW



Sale Price \$1,060,000

Offering Summary

Acreage:	130.06 Acres
Price / Acre:	\$8,150
State:	Georgia
City:	Statesboro
County:	Bullock
Property Type:	Farms and Cropland, Hunting and Recreational, Equestrian, Development Land

Property Overview

Located just south of Statesboro, this beautiful $130 \pm$ acre property features cultivated farmland, pine plantation, and homesite potential. This property is the perfect canvas for a future homesite, a venue space, or a weekend getaway that would offer you the perfect balance of rural privacy matched with proximity to all of Statesboro's amenities. The farm sits approximately 5 miles from the new Publix, 6 miles from Georgia Southern University, and 8 miles from downtown Statesboro.

This farm has been under the same ownership for over half a century, and its primary uses have consisted of agriculture, timber production, and hunting. The farm has roughly 50 acres of highly productive farmland that is composed of Tifton soils, and the farm's timberland contains an estimated 45 acres of merchantable pine plantation. Both of these farm and timber components combine to set the scene for a great deer and turkey hunting property that sits just minutes outside of town. Between Sinkhole Road and Sam Tillman Road, the property has a total of $800 \pm$ feet of road frontage, and an internal road system that connects both points of road frontage allows for easy access around the whole property. The farm has an existing old homesite that is not in living condition and will be sold "as is." This homesite sits on the large field and is surrounded by a beautiful mix of oak, pecan, pine, and magnolia trees. This location of the old farmhouse would be ideal for a new home or venue space. The property is currently enrolled in the CUVA program and is zoned AG-5. Located east of HWY 301, west of HWY 67, and north of HWY 46, this property is positioned in a region where its higher and better use could lean towards residential development in the future. Other potential uses for this property could consist of a wedding or event venue and/or an equestrian property for horses.

The Quarterman Farm invites an incredible opportunity to establish your forever home or weekend getaway on a property that enables you to hunt, grow timber, and farm, all while being just 15 minutes from downtown Statesboro. If you are interested in viewing this exclusive listing, please contact listing agent, Chap Shuman, to learn more. Showings are by appointment only. Note: there is an adjacent 15.66 acres that can be purchased in addition to this property.

SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Tifton Loamy Sand = 51.47 Acres Pehlam Loamy Sand = 54.24 Acres Leefield Loamy Sand = 14.91 Acres
Zoning / FLU:	AG-5
Water Source & Utilities:	Existing deep well and septic tank.
Road Frontage:	550 + feet of frontage on Sam Tillman Rd and 250 + feet of frontage on Sinkhole Rd.
Nearest Point of Interest:	Approximately 5 miles from Publix, 6 miles from Georgia Southern University, and 8 miles from downtown Statesboro. Within an hour of Savannah, Ga.
Current Use:	Agriculture, timber production, and recreation.
Land Cover:	Mature pine plantation, mixed hardwoods, and fertile farmland.
Structures & Year Built:	1831 sq. ft. home built in 1942 that is not in living condition.
Survey or Site Testing Reports:	Recorded survey on file.

ADDITIONAL PHOTOS

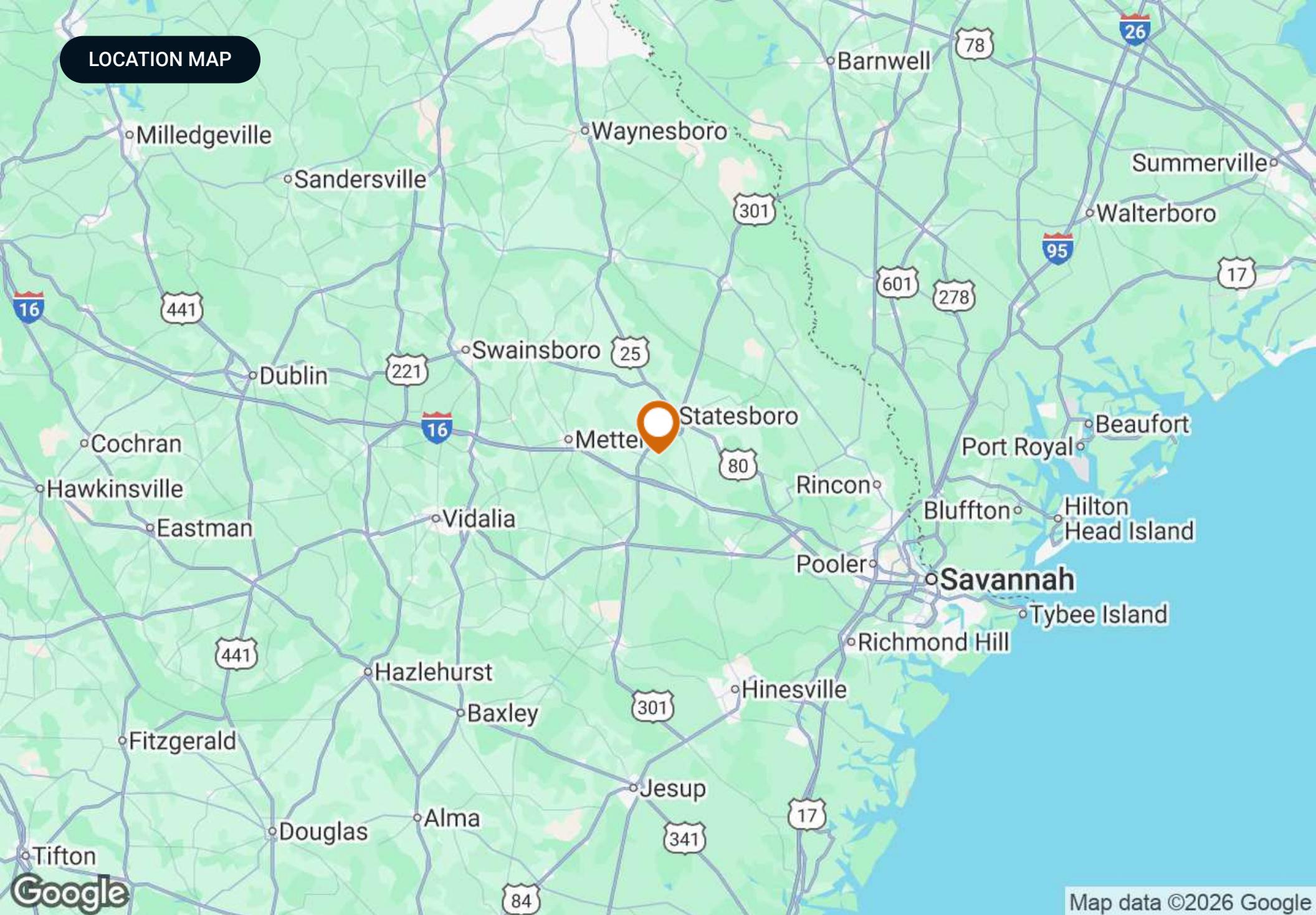




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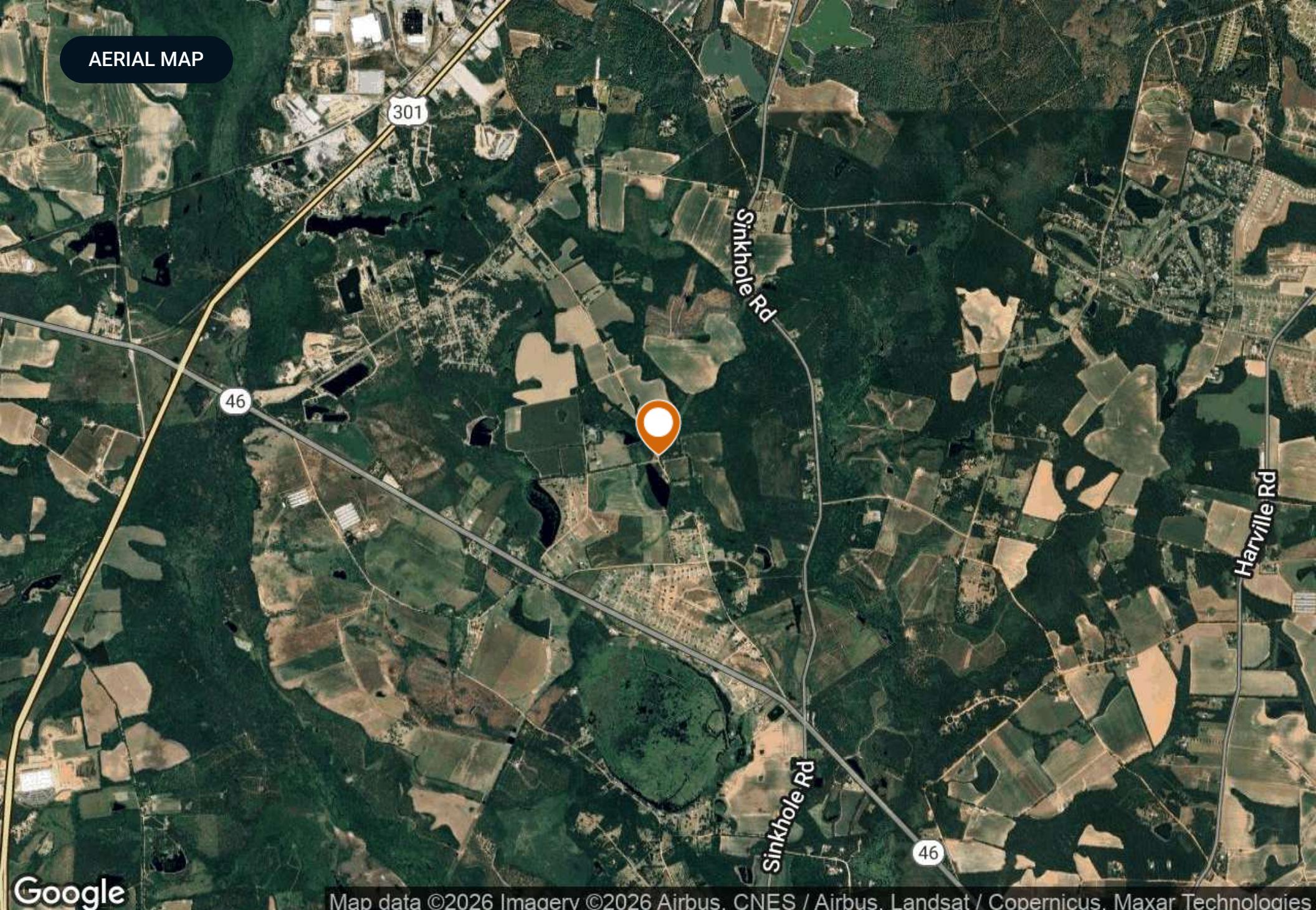


LOCATION MAP



Map data ©2026 Google

AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



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



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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