

# Bryan County, Georgia

~ 55 acres\*

**\* acreage a is approximate and not warranted.**

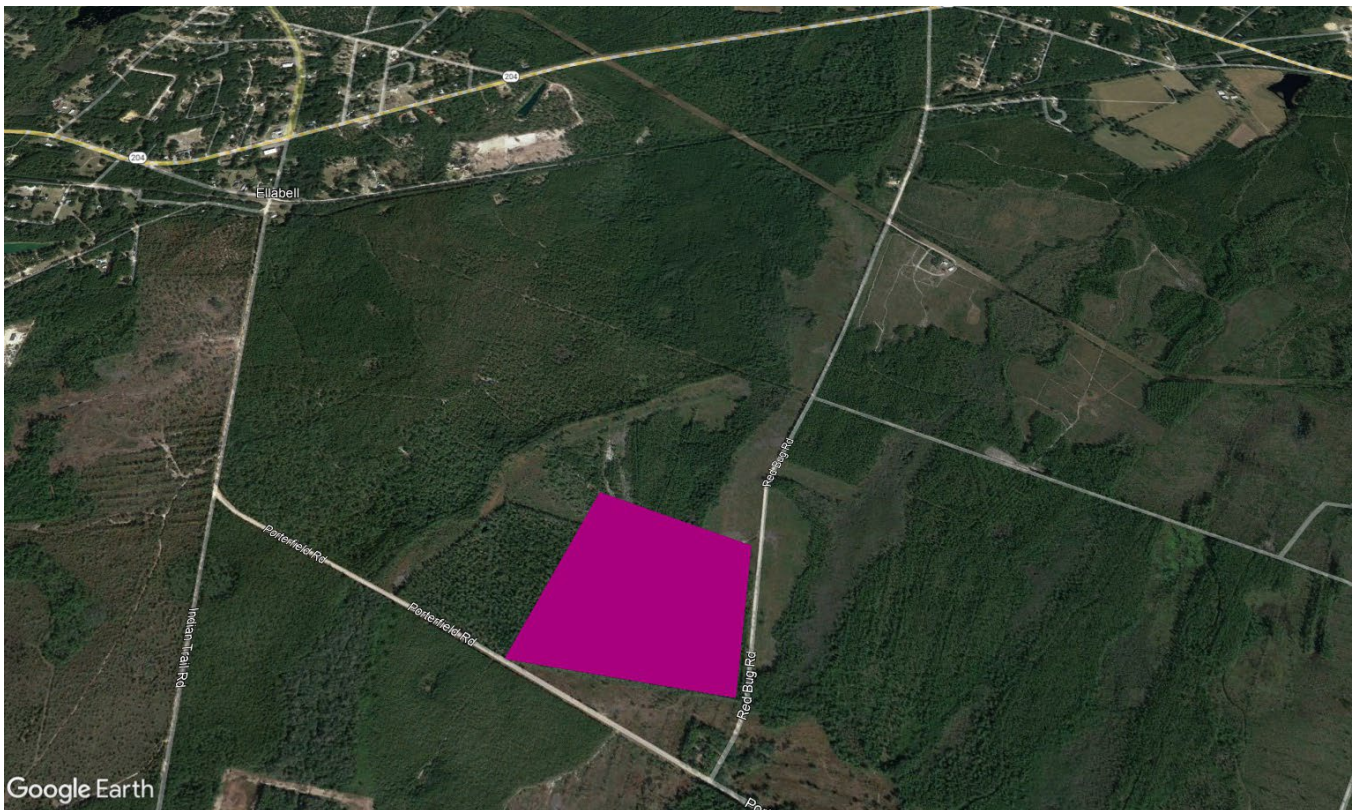
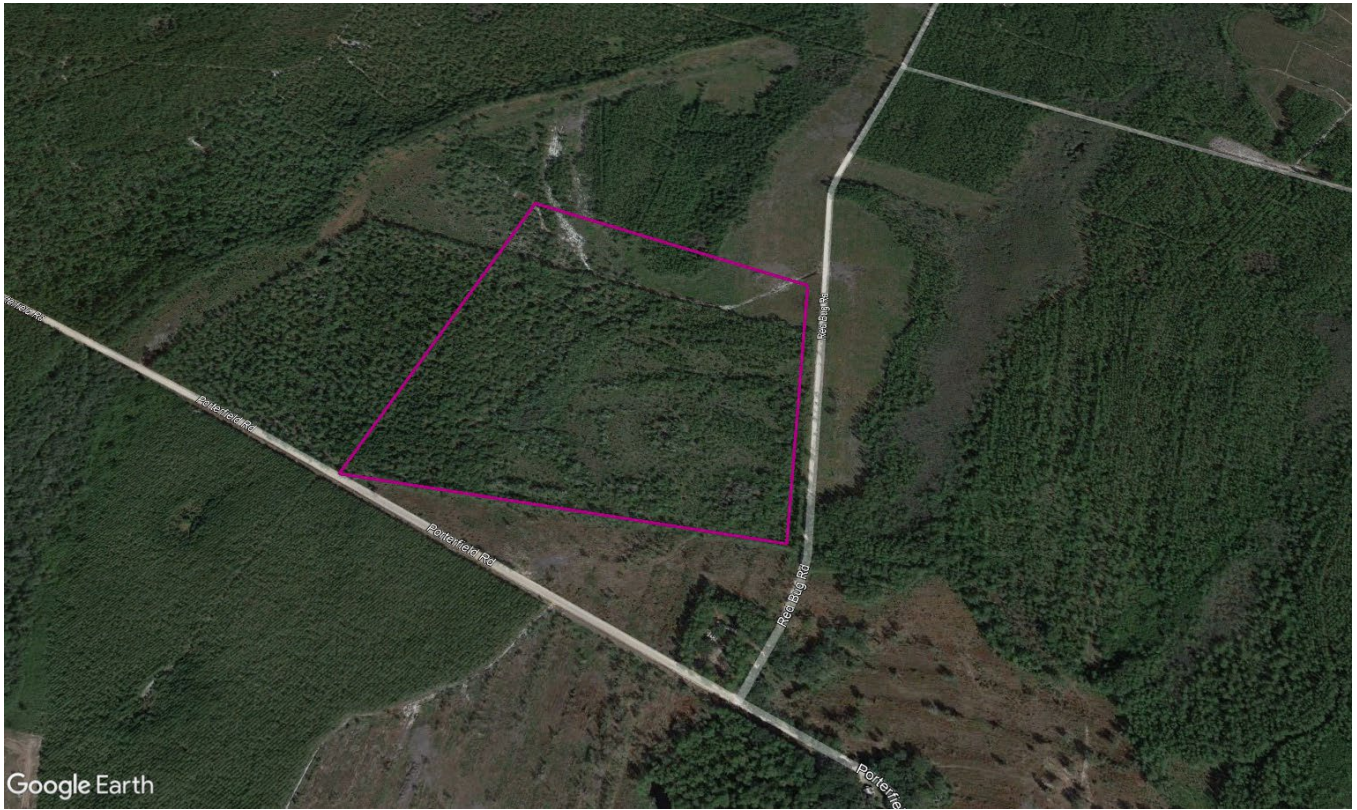
Status: Available  
Type: Sale, sold subject to an ACUB-compliant, perpetual Conservation Easement  
Property Type(s): **Hunting Land, Recreational Land, Timberland, Conservation Land.**  
**Land will only be conveyed subject to an ACUB-compliant perpetual conservation easement.**  
Irrigated: No  
Residence/Development No (other than one homesite upon each tract, as further described herein)

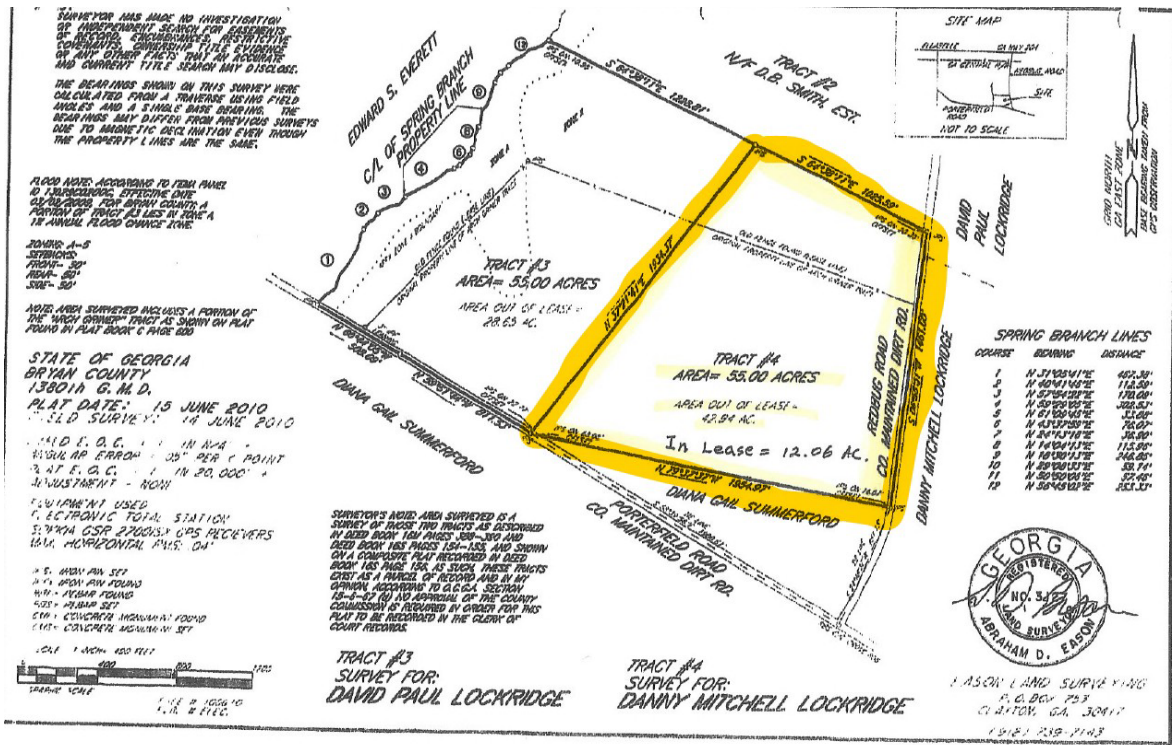
## **Description:**

Offered for sale is approximately 55 acres, more or less, of recreational/timber land, located north of Fort Stewart, along/near Red Bug Road and Porterfield Road. All acreage is approximate and not warranted. Purchase may obtain own survey if desired. **The Property is to be sold subject to a perpetual Conservation Easement** that allows forestry (upland pine areas) and agriculture, consistent with best management practices, but which also protects the Property from development inconsistent with nearby Fort Stewart's training mission. Accordingly, residential and commercial development is not permitted, beyond one (1) allowable home site. Homesite envelope permits a single family residential dwelling and typical appurtenances (such as barns, sheds, etc). As a result, the Property is offered for significantly less per acre than other properties in the area. If development is not something you are considering, why pay for development rights you are not going to exercise anyway?!? Listed at \$1,475 per acre, sold subject to perpetual conservation easement. Buyer may obtain own survey (that is also acceptable to seller, or may base price/offer on estimated acreages provided herein). Acreage is not warranted.. **Note:** existing timber lease remains open on the property with right to remove existing timber; timber sale will not be complete for 24 months. So, while property can be sold now, it can only be sold subject to said timber sale remaining open for next 24 months. For more details on the Conservation Easements restrictions, reserved rights, and other terms please contact:

Hal Robinson  
Georgia-Alabama Land Trust, Inc.  
(912) 508-1855

Overview map:





Approximately 55 acres.

Future Uses (Reserved rights under the Conservation Easement)

- Hunting
- Recreation
- Residential-Single Family (maximum, one (1) per each tract)
- Forestry (consistent with state Best Management Practices, stream buffers) on uplands; bottomland hardwood areas protected
- Agriculture (consistent with state Best Management Practices, stream buffers)
- Roads for forestry and agriculture and to permitted dwelling.

**Note:**

The information contained herein is provided as general information only and has been obtained from sources deemed reliable. The information is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal without notice.

Prospective purchasers should conduct their own due diligence and make their own investigations, projections, and conclusions concerning the information contained herein. The Property will only be sold subject to a perpetual Conservation Easement

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consistent with 10 USC § 2684a. For more information on the required conservation easement and the sale process, please reach out to Land Trust directly. Land Trust does not provide legal or financial advice.