



Durden Farms Tract 3

Durden Farms Tract 3 | 196±acs

Durden Farms Tract 3 is a true southern farm offering 196.1 acres of timber and farmland. A nice diverse tract that features hardwood, pine plantation, open cropland, several mature pecans and much more! This property consists widely of wooded acreage, including merchantable pine and hardwood. There is a good mixture of pine and hardwoods, the various ages of loblolly pine plantation were planted in the years 80, 97, 98 & 01. The open acreage consists of about 51± acres and makes for nice variety on this farm as well as added forage for the abundant wildlife. Not only is this farm an excellent investment opportunity, but as a hunting/recreation property this tract is truly ideal. All the cropland is surrounded by forested acres and makes the perfect habitat for all sort of wild game. Deer, turkey, quail, ducks and more are all a common site on this farm. Located on Canoochee Bypass just northeast of Swainsboro, Ga in the small community of Garfield, GA. A Perfect multi-use property! Make this farm your new timber investment, weekend hunting retreat, home site or venture property. Enjoy hunting, trail rides, camping and more all on your own land. Let us know if you have interest in this excellent tract and we will make arrangements to show you this property. 912.764.LAND(5263)



Price: \$470,640

Property Type: Land

Status: Sold

Street/Address: Canoochee Bypass

City: Garfield

State: Georgia

Zip code: 30425

County: emanuel

Acreage: 196

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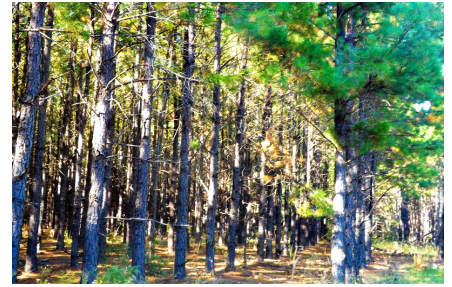
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Per Acre Price: \$2,400.00

Phone Number: 912.764.LAND(5263)

Email: jasonwilliams@landandrivers.com

Google Maps link: [View Larger Map](#)



Aerial Map

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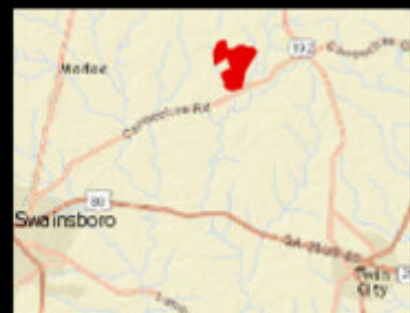
1207 McJannet Way, Suite 101 | Statesboro, GA 30458
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Justin Williams

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