

POUND ROAD

GUYTON , GA 31322 | MLS #: 235941

\$476,000 | 85 ACRES SQUARE FEET



View Online: <http://pound-rd-guyton-acreage.homeis4sale.com>
For Instant Photos: Text 986457 To 415-877-1411

85 acres - Excellent Developer Opportunity or Ideal Personal Farm
Near the growing Community of Guyton - 3 miles to a Grocery and a Parkers gas station Quick access from Hwy 17. Partially cleared acreage but includes \$85K of timber. There is already an established easement for easy access. The "Best of the Best" in Effingham county. Is Wonderful private country living waiting for you. Sold as 1 parcel and buyer is responsible for survey.

- 85 acres - Prime Effingham land! Ideal property for a subdivision or a personal farm.
- Easy access off of Hwy 17. Land is partially cleared but includes \$85K of timber.
- The property is high and dry class "X" flood zone.
- Established easement for easy access.
- The "Best of the Best" parcel in Effingham county - 3 miles to a Grocery and Parkers filling station.
- Wonderful private country living waiting for you.
- Sold as 1 parcel, no subdividing.



AGENT INFORMATION



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ABOUT JEFF & SHERI GEYER

WE ARE PASSIONATE ABOUT THE LOW COUNTRY AREA!

The Hinesville market is dynamic and growing. Homes and land have become a precious commodity. You can find routine convince of metropolitan living. But there are also places - You Will Find Solitude in the country! We strive to build a relationship of trust...



Buyer responsible for surveying property.