



# 76 DEVELOPMENT ACRES IN HAZLEHURST, GEORGIA

COLLINS STREET  
HAZLEHURST, GA 31539

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# Property Overview



**Sale Price** **\$760,000**

## PROPERTY OVERVIEW

Introducing a prime land investment opportunity near Hazlehurst, GA. This agricultural-zoned property features paved road frontage along three sides (Collins St, Pat Dixon Road, and Educational Drive). Situated between two schools, this parcel also offers access to water and sewer utilities, making it an ideal choice for any land investor or developer. Don't miss the chance to secure this well-positioned property in the in-demand Hazlehurst area!

## OFFERING SUMMARY

**Acreage:** **76 Acres**  
Price / Acre: \$10,000  
City: Hazlehurst  
County: Jeff Davis  
Property Type: Land Investment,  
Transitional, Commercial

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Land Investment</li><li>• Transitional</li><li>• Commercial</li></ul>
Uplands / Wetlands:	1.15 acres of Wetlands, 74.85 acres of Uplands
Taxes & Tax Year:	\$2089.32 for 2023
Zoning / FLU:	Agriculture
Water Source & Utilities:	County water and Sewer
Road Frontage:	Collins Road and Educational Drive
Current Use:	Vacant
Grass Types:	Native
Potential Recreational / Alt Uses:	Commercial, Residential
Land Cover:	Upland trees and shrubs





## LOCATION & DRIVING DIRECTIONS

Parcel: 0050 05001

GPS: 31.8573344, -82.6208139

Driving Directions:

- Property is located at the intersection of Collins St
- and Educational Drive.

Showing Instructions: Call listing agent.













# Additional Photos











**MIKE LANSDELL, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

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203 E Monroe St.  
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