



CAMDEN SATILLA RIVER TRACT

MID RIVER ROAD
WHITE OAK, GA 31568

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Property Overview



Sale Price **\$1,764,000**

OFFERING SUMMARY

Acreage: **633.5 Acres**
Price / Acre: \$2,785
City: White Oak
County: Camden
Property Type: Land Investment,
Timberland

PROPERTY OVERVIEW

Explore the investment potential of White Oak in Camden County, GA. Located near the Satilla River, the area offers outdoor activities like fishing and boating. Nearby, the Okefenokee Swamp provides eco-tourism and wildlife exploration opportunities. With its tranquil setting and potential for recreational and conservation development, it's an appealing opportunity for land and other investors.

Specifications & Features



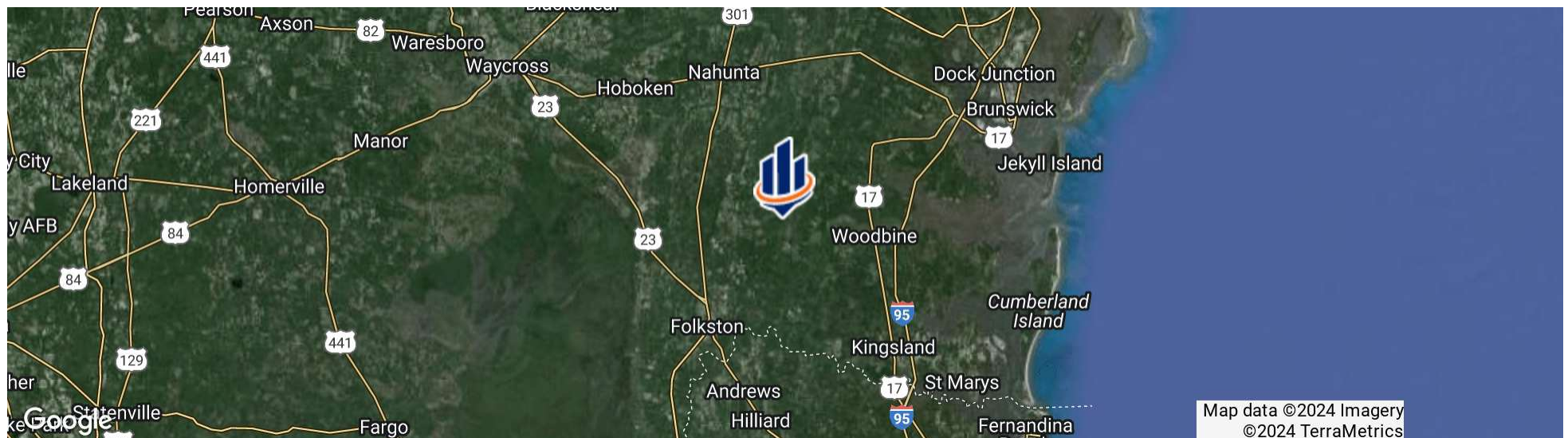
SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	88.3 acres of Uplands. 545.2 acres of Wetlands.
Taxes & Tax Year:	\$2198.35 for 2023
Zoning / FLU:	Agriculture
Lake Frontage / Water Features:	2.7 miles on the Satilla River
Road Frontage:	No
Current Use:	Timberland, Hunting
Potential Recreational / Alt Uses:	Conservation Easement
Land Cover:	Natural Vegetation
Survey or Site Testing Reports:	Recent survey in 2016.



LOCATION & DRIVING DIRECTIONS

Parcel: 007 001
GPS: 30.979056, -81.8744987
Driving Directions: Call Listing Agent.
Showing Instructions: Call Listing Agent.

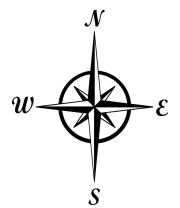
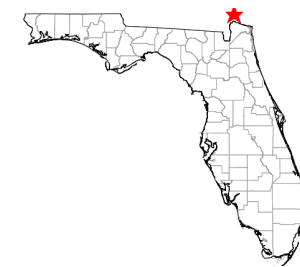
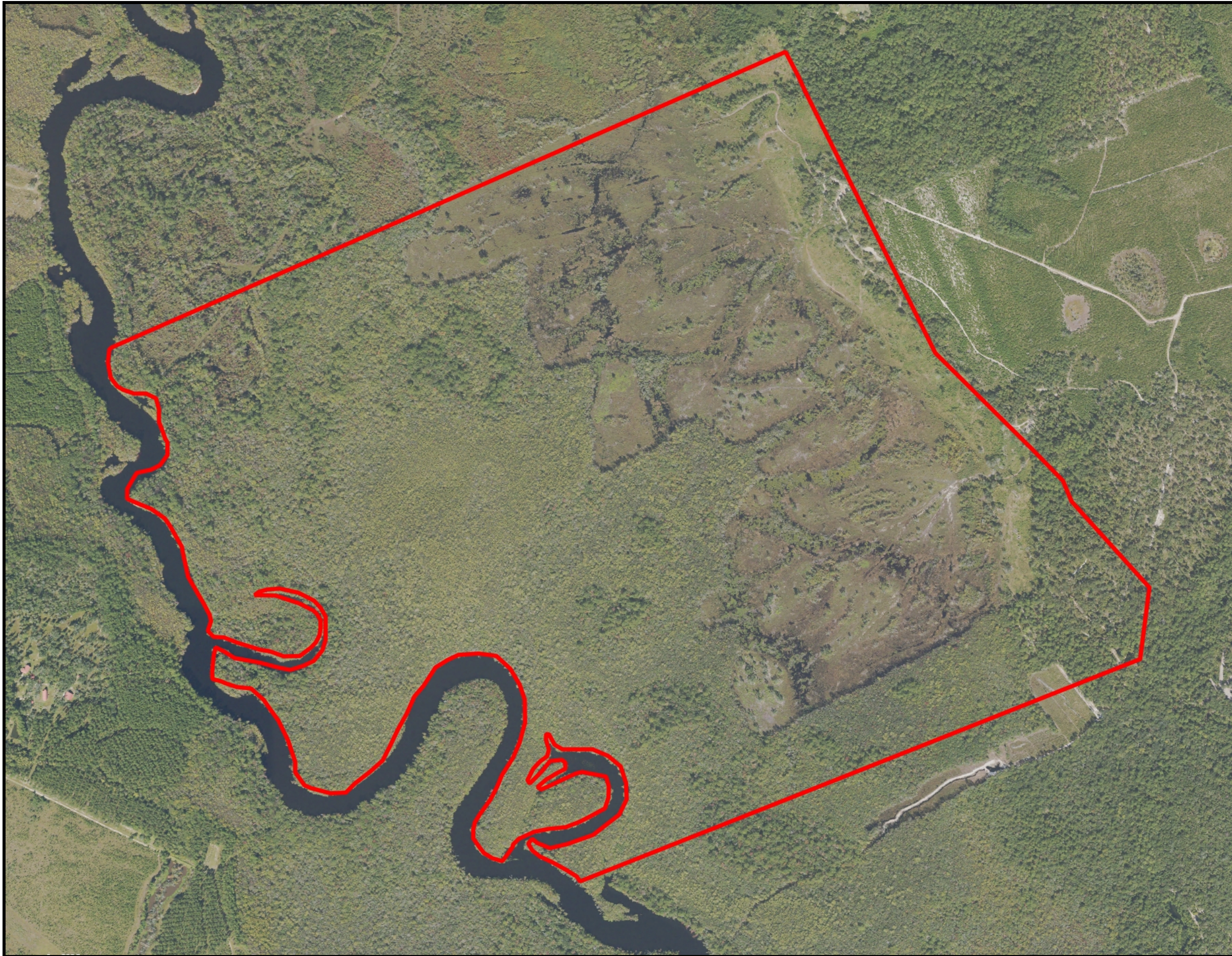
















Aerial

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

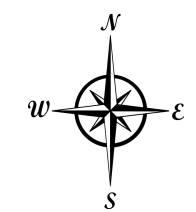
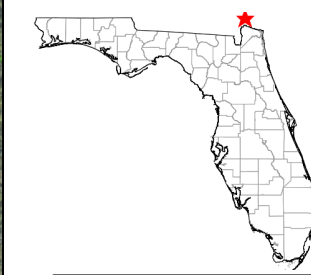


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NWI Wetlands

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

CODE	DESC	ACRES
PFO1/2T	Freshwater Forested/Shrub Wetland	420.4
PFO1/2R	Freshwater Forested/Shrub Wetland	158.2
PFO1/2S	Freshwater Forested/Shrub Wetland	21.5
PEM1S	Freshwater Emergent Wetland	18.7
PFO1/4S	Freshwater Forested/Shrub Wetland	5.0
PFO1/4R	Freshwater Forested/Shrub Wetland	2.8
R1UBV	Riverine	2.0
PFO1S	Freshwater Forested/Shrub Wetland	.5
PFO1C	Freshwater Forested/Shrub Wetland	.3
TOTAL WETLANDS		629.3
TOTAL UPLANDS		82.9
TOTAL ACRES		712.2



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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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