

Runs Branch

447.08 (+/-) plat acres

Screven County, GA

Offered at \$1,786,085 (\$3,995/acre)

Shown by appointment only

For Showings

Mary Beth Crapse	(803) 942-3824	marybeth@wisebatten.com
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Notes:

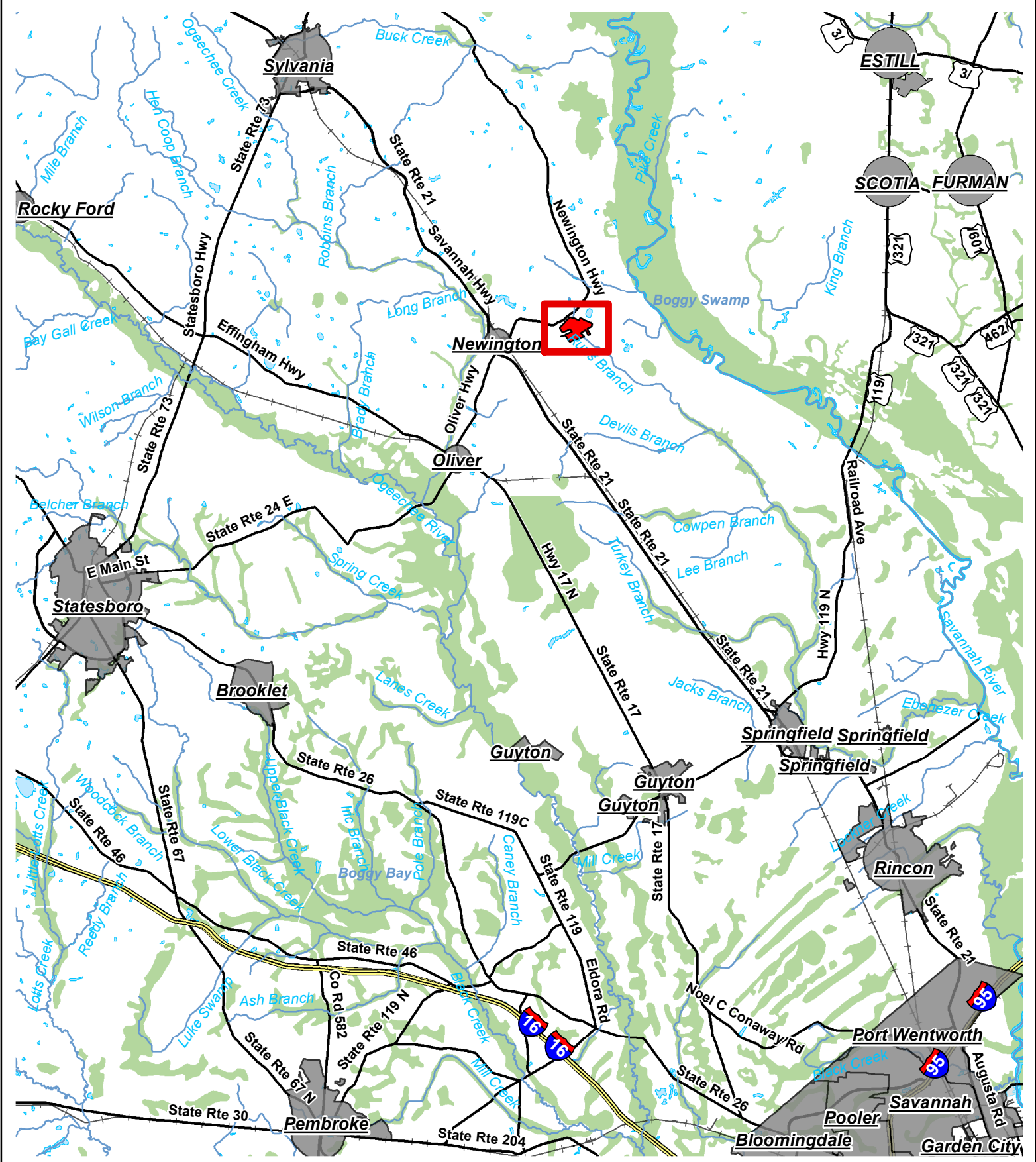
1. This offering is subject to change or withdrawal without notice.
2. This property is jointly listed with Brown Land and Plantation Advisors

Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.

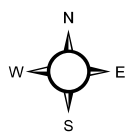


Runs Branch – Property Highlights

- 447.08 (+/-) acres east of Newington in Screven County, Georgia
- 233 (+/-) acres of Loblolly pine planted in 2024
- 86 (+/-) acres of Longleaf pine planted in 2024
- Good interior road system
- Excellent hunting property – deer and turkey
- Runs Branch runs through the property
- No conservation easements
- 6 (+/-) miles to Newington, GA
- 26 (+/-) miles to Statesboro, GA
- 49 (+/-) miles to Savannah, GA
- 59 (+/-) miles to Bluffton, SC
- 78 (+/-) miles to Augusta, GA



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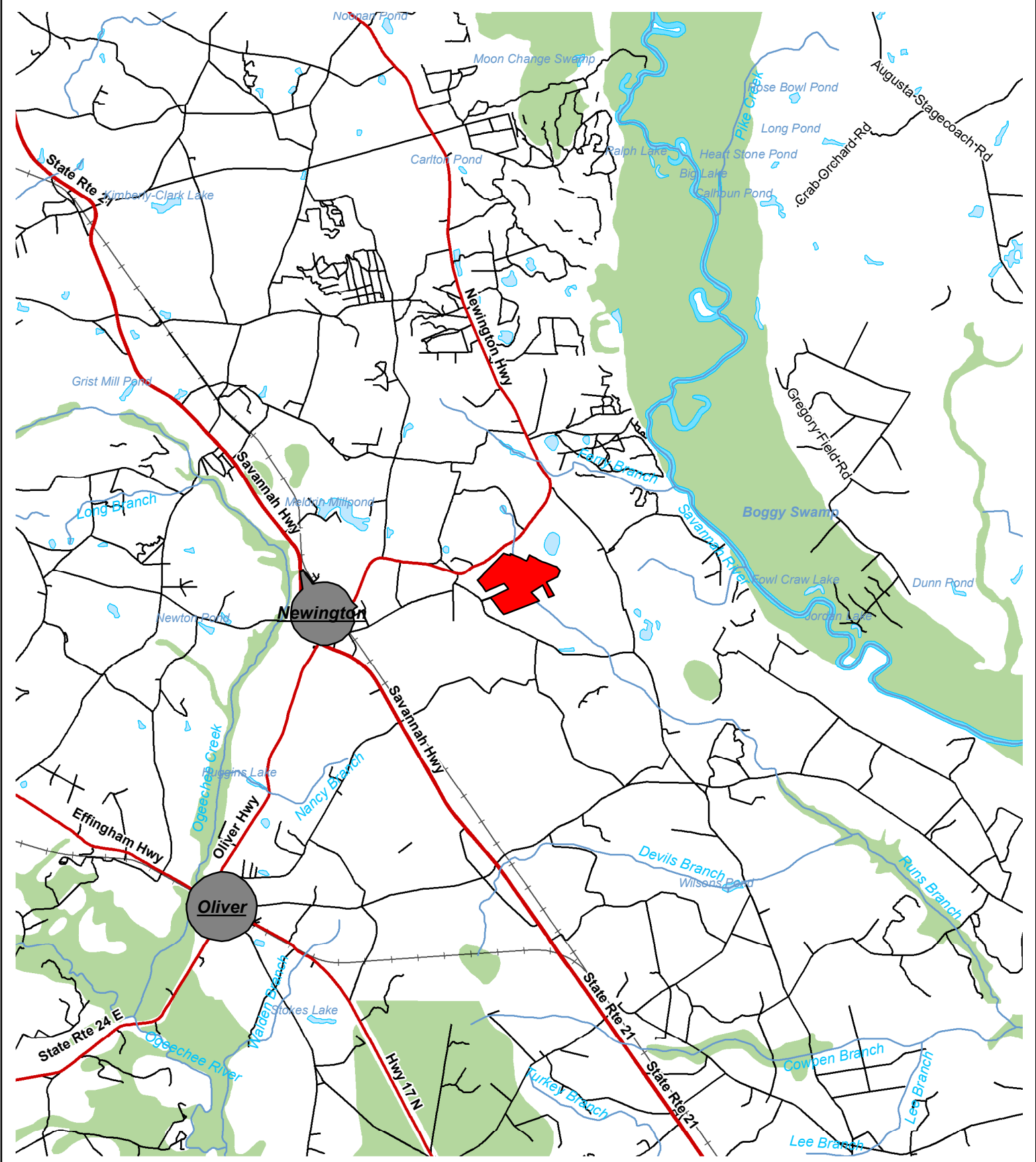


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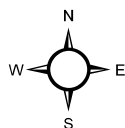
- Runs Branch Location
- GA & SC Municipal Area



Location Map
Runs Branch Tract
447.08 +/- Plat Acres
447.0 +/- Tax Acres
Screven County, GA
Date: 9/3/2026



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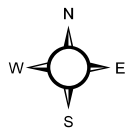
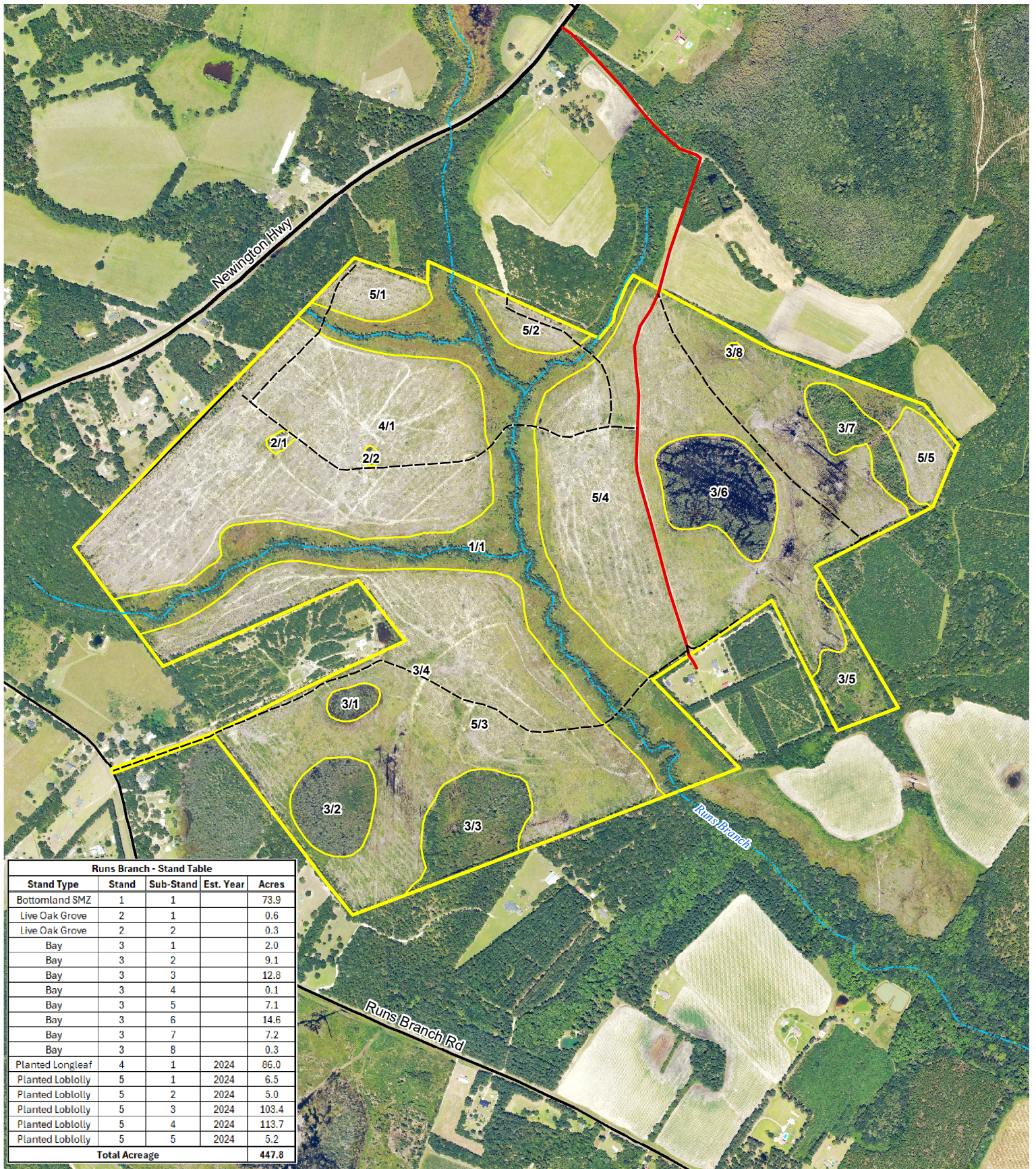


Legend

-  Runs Branch Location
-  GA Municipal Area



Location Map
Runs Branch Tract
447.08 +/- Plat Acres
447.0 +/- Tax Acres
Screven County, GA
Date: 9/3/2026

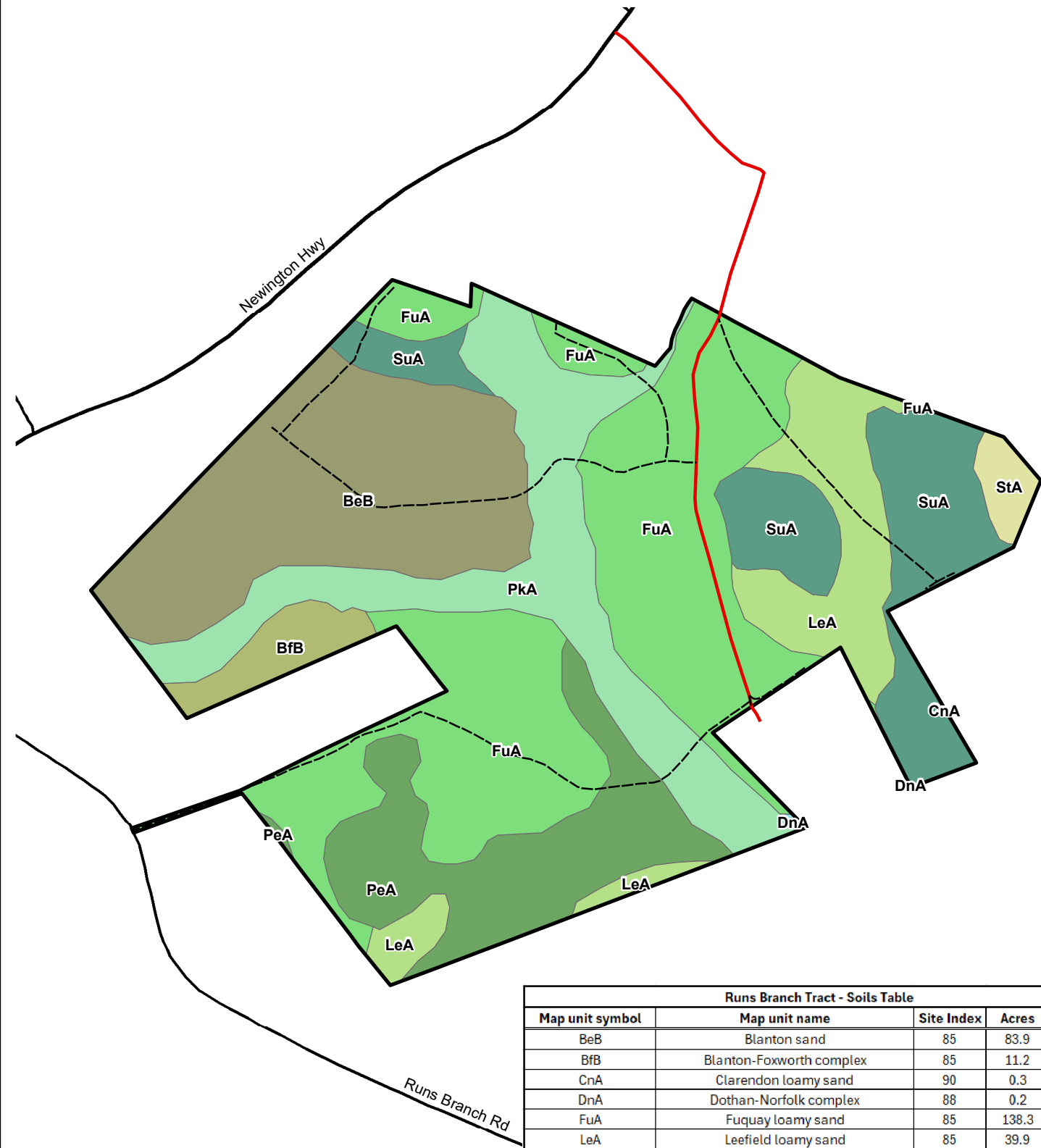


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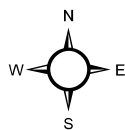
- Access Road
- Protected Road Easement
- Runs Branch
- Stand Delineation
- Runs Branch Boundary

0 1,000
Feet

Stand Map
Runs Branch Tract
447.08 +/- Plat Acres
447.0 +/- Tax Acres
Screven County, GA
Date: 9/3/2026
2025 Aerial Imagery

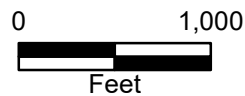


Runs Branch Tract - Soils Table				
Map unit symbol	Map unit name	Site Index	Acres	Percent
BeB	Blanton sand	85	83.9	18.74%
BfB	Blanton-Foxworth complex	85	11.2	2.50%
CnA	Clarendon loamy sand	90	0.3	0.07%
DnA	Dothan-Norfolk complex	88	0.2	0.04%
FuA	Fuquay loamy sand	85	138.3	30.88%
LeA	Leefield loamy sand	85	39.9	8.91%
PeA	Pelham loamy sand	90	51.2	11.43%
PkA	Pickney mucky sand, frequently flooded	-	66.8	14.92%
StA	Stilson loamy sand	95	4.8	1.07%
SuA	Surrency mucky sand, frequently flooded	95	51.2	11.43%
Site Index Representative of Loblolly Pine			447.8	100.00%



Legend

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