Runs Branch Tracts

Newington Hwy (Hwy 24) and Runs Branch Road

Screven County, GA

Parcel A 200 (+/-) Acres $799,000 ($3,995/acre)

Parcel B 200 (+/-) Acres $799,000 ($3,995/acre)

This property is not encumbered by a conservation easement

Notes:

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

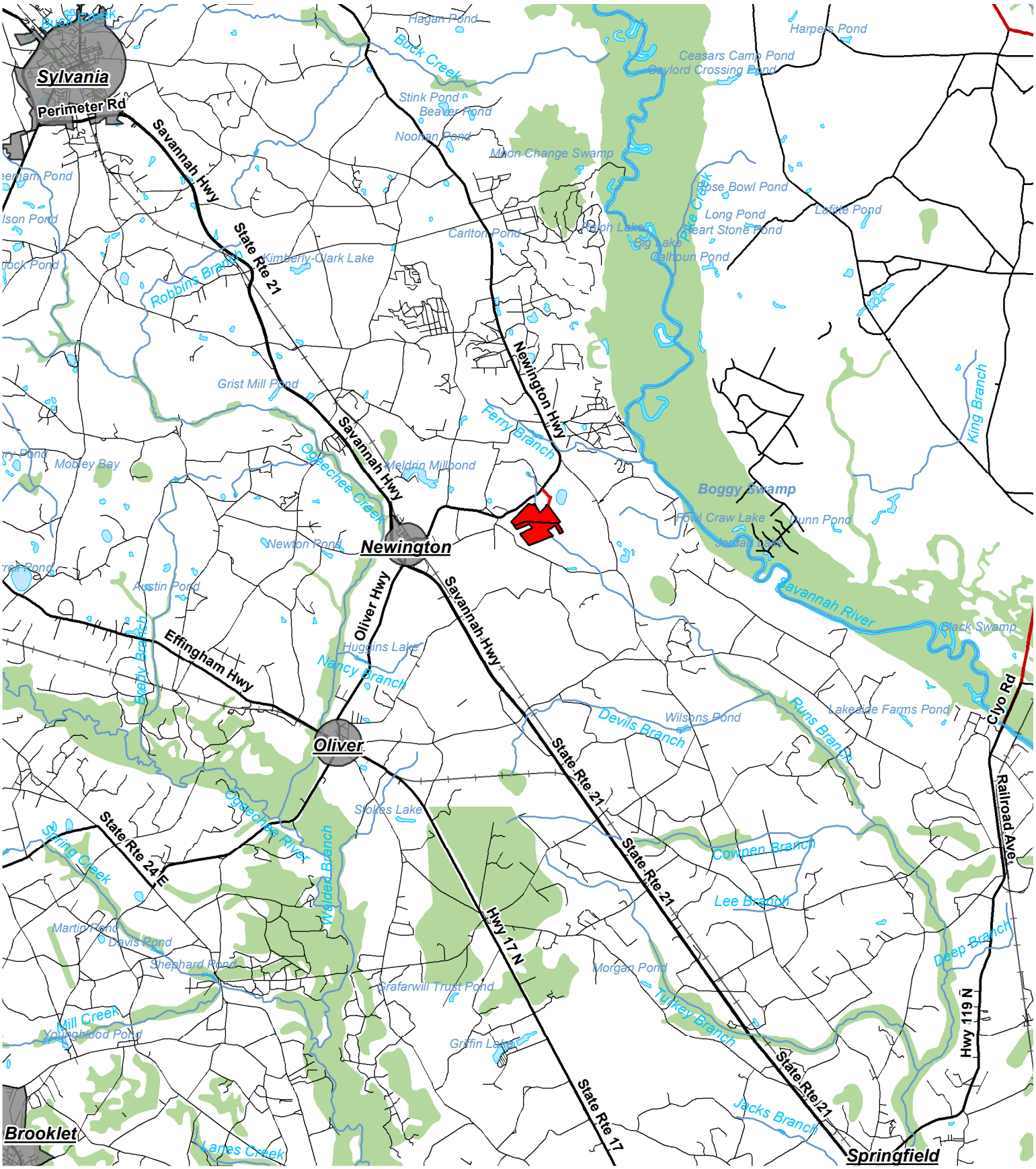
Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation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

WISE BATTEN INC.

BROWN
LAND + PLANTATION ADVISORS

Runs Branch Parcels A and B – Property Highlights

- 2 parcels of 200 (+/-) acres each
- Parcel A is on Newington Hwy (Hwy 24)
- Parcel B is on Runs Branch Road
- East of Newington in Screven County, Georgia
- Loblolly pine planted in 2024
- 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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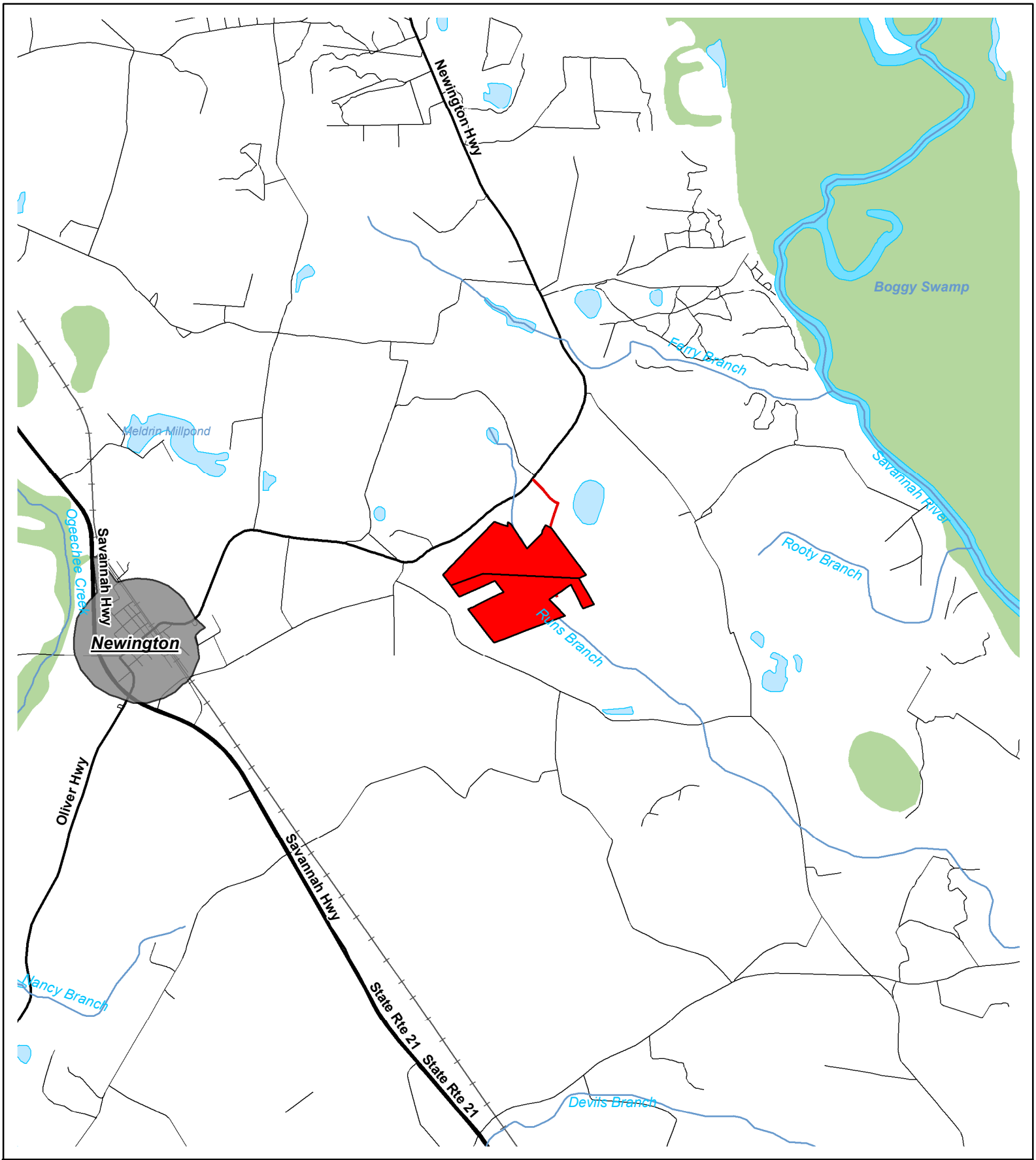
N
W E
S

Legend

Runs Branch Location

0 3
Miles

Location Map
Runs Branch Tract
400.0 +/- GIS Acres
Screven County, GA
Date: 10/30/2026



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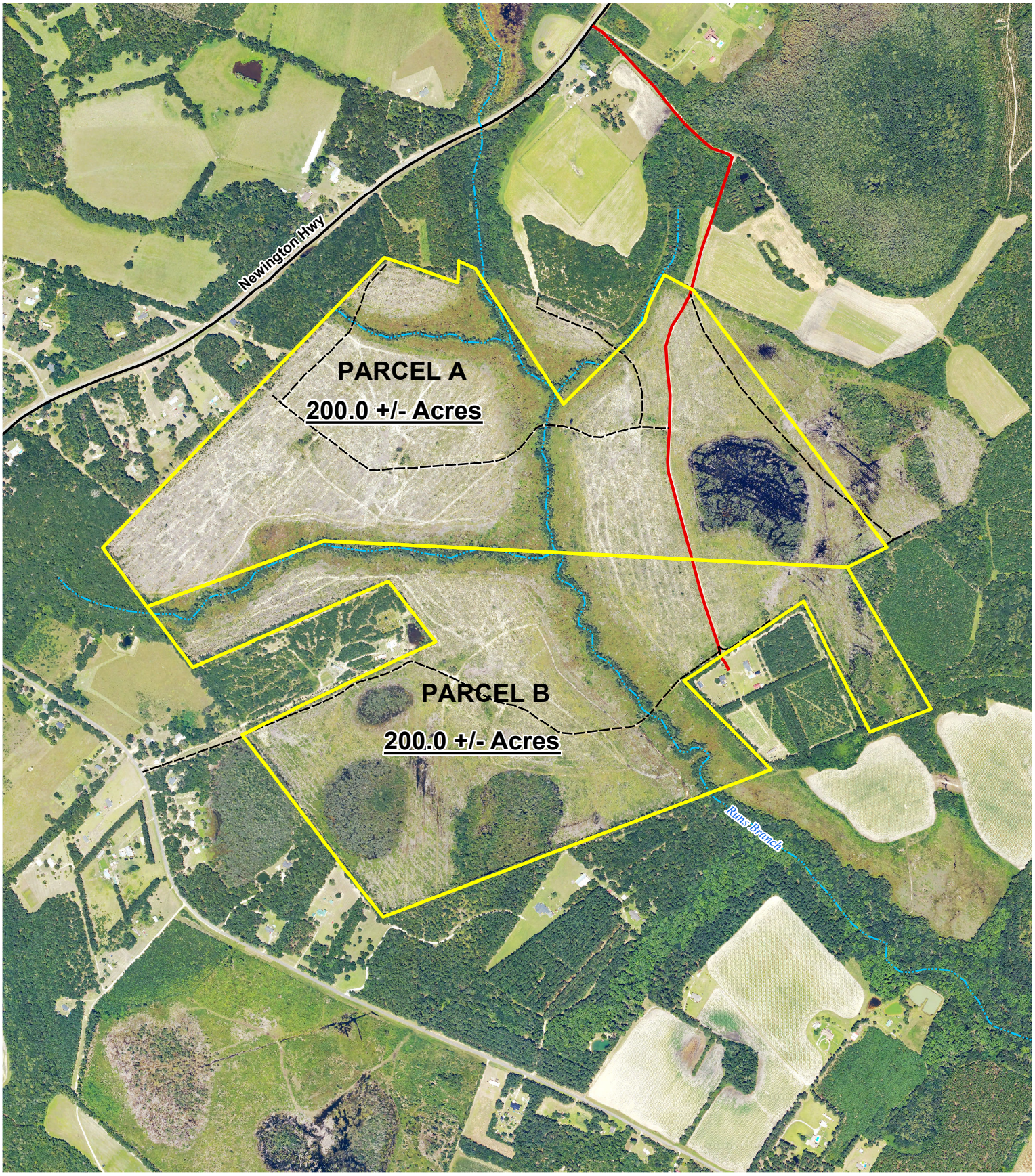
N
W E
S

Legend

Runs Branch Location

0 1
Miles

Location Map
Runs Branch Tract
400.0 +/- GIS Acres
Screven County, GA
Date: 10/30/2026



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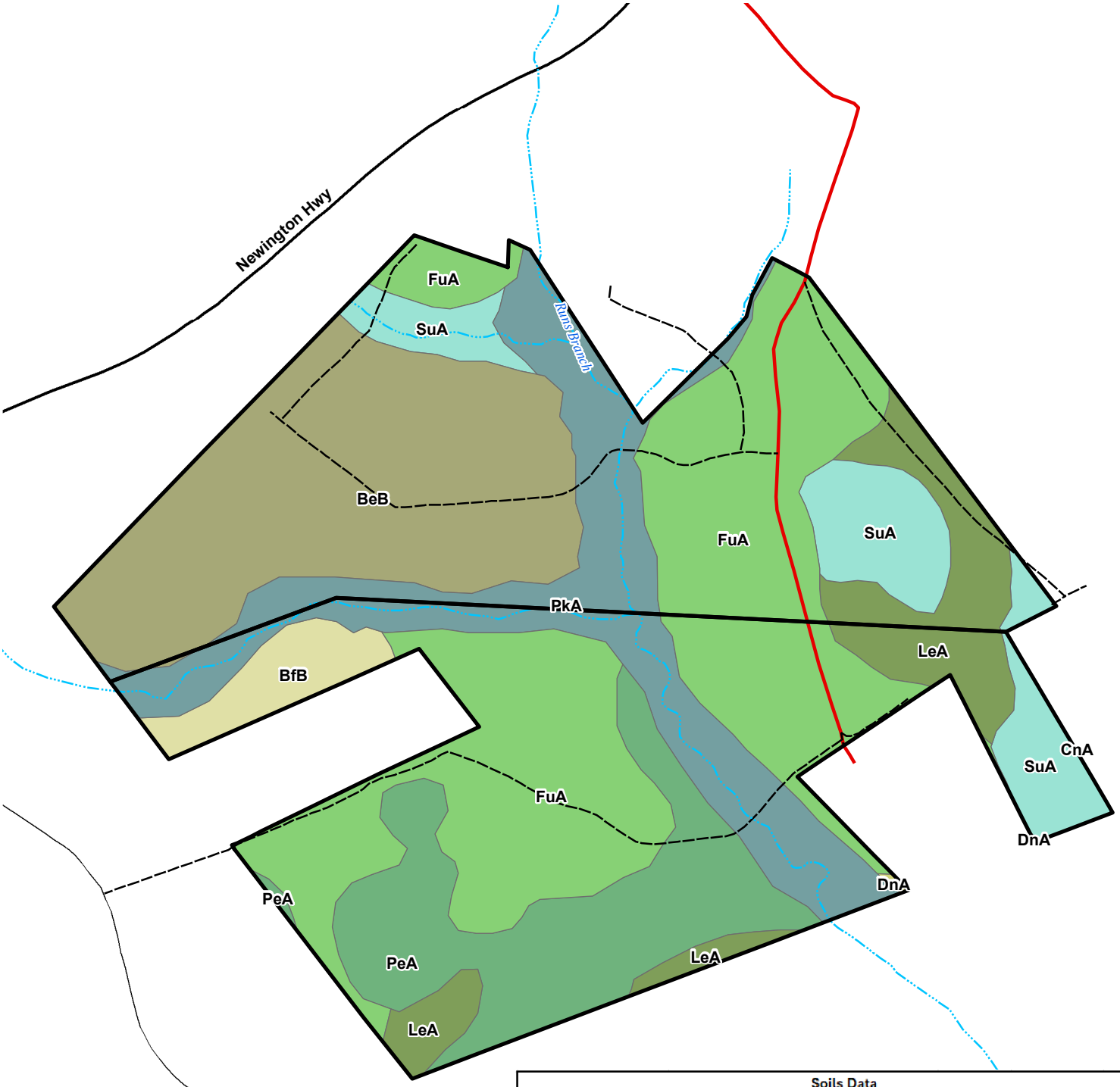
N
W E
S

Legend

- Access Road
- Protected Road Easement
- Runs Branch
- Divisions Boundary

0 1,000
Feet

Division Map
Runs Branch Tract
447.8 +/- GIS Acres
447.0 +/- Tax Acres
Screven County, GA
Date: 10/30/2026
2025 Aerial Imagery



Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BeB	Blanton sand	85	83.9	20.98%
BfB	Blanton-Foxworth complex	85	11.2	2.80%
DnA	Dothan-Norfolk complex	88	0.2	0.05%
FuA	Fuquay loamy sand	85	131.5	32.88%
LeA	Leefield loamy sand	85	30.4	7.60%
PeA	Pelham loamy sand	90	51.2	12.80%
PkA	Pickney mucky sand, frequently flooded		60.2	15.05%
SuA	Surrency mucky sand, frequently flooded	95	31.4	7.85%
Site Index Representative of Loblolly Pine			400.0	100.00%

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N W E S

Legend

- Divisions Boundary
- Runs Branch
- Access Road
- Protected Road Easement

Map Unit Symbol

- BeB
- BfB
- CnA
- DnA
- FuA
- LeA
- PeA
- PkA
- SuA

0 660 Feet

Soils Map
Runs Branch Tract
400.0 +/- GIS Acres
Screven County, GA
Date: 10/30/2026