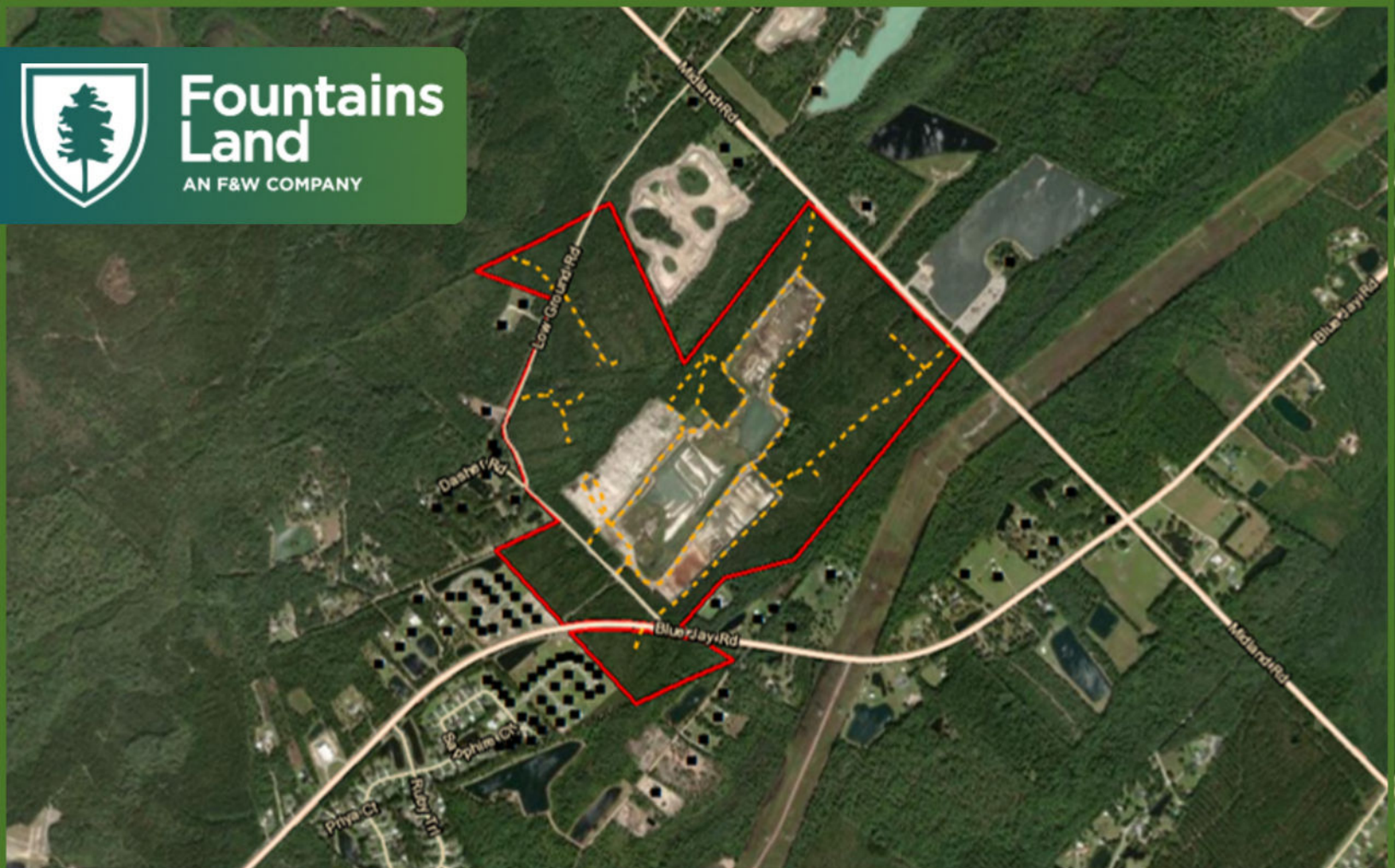




**Fountains
Land**
AN F&W COMPANY



Midland Tract

Offering a rare combination of scale, location, and versatility in Effingham County, one of coastal Georgia's fastest-growing corridors.

This 283.63 -acre holding, in the same family for generations, provides an exceptional range of potential uses, from large rural acreage to continuation of an existing mining operation of sought-after "Hard Pan" fill material currently yielding over \$60,000 per acre, to substantial residential and commercial development potential as the region continues to grow. City and county water service already runs along Blue Jay Road and is being extended along Midland Road, positioning the property for its next chapter. Families in the area are served by quality schools at Sand Hill, Marlow, and Blandford, while residents and businesses enjoy convenient access to Pooler, Gulfstream, Hyundai, the Georgia Ports Authority, and Savannah/Hilton Head International Airport.

Property Highlights

-  \$6,000,000
-  283.632 Acres
-  Effingham Co., GA
-  Multiple Use



Wade McDonald, RF | Real Estate Salesperson
(229) 407-0224 | wmcDonald@fwforestry.com
www.fwforestry.com

LOCATION



Midland Road frontage on the west side of the highway, where waterline piping is staged for installation.

Midland Tract is located in Effingham County, Georgia, with frontage on Midland, Blue Jay, and Low Ground roads, placing it within easy reach of coastal Georgia's most desirable communities. The property is a short commute from both Savannah and Hilton Head, and neighbors several of the region's fastest-growing communities, including Pooler, Richmond Hill, Port Wentworth, Rincon, Statesboro, and Hardeeville, South Carolina. These communities continue to attract newcomers seeking opportunity in one of the Southeast's most dynamic regional economies.

ACCESS



Blue Jay Road frontage on both sides of the road at its intersection with Low Ground Road.

Midland Tract offers strong regional access for both commuting and commerce. From the property, Midland Road leads four miles south to Highway 30, with Benton Boulevard just four miles east, providing direct access south to Pooler's shopping, dining, and entertainment. Blue Jay Road connects east to Rincon, seven miles away, and west to Georgia Highway 17, just two and a half miles distant. Low Ground Road, currently a fly-ash surface, is scheduled for widening and paving with asphalt, further enhancing access to the property.

PROPERTY DESCRIPTION



Low Ground Road frontage on both sides of the road. The county is scheduled to widen and improve the road in 2027.

The property is well suited for residential and commercial development, as well as continued mining and rural estate use. Recent development are located along Blue Jay Road, with more planned for Midland Road. City water is nearby. Once mining ends, the borrow pits will become lakes, offering recreational and aesthetic amenities. The Midland Road frontage is substantial enough to support a commercial anchor, and the intersection of Blue Jay and Low Ground Roads is suitable for a smaller retail.

LAND RESOURCE



New residential neighborhood adjacent to Midland Tract along Blue Jay Road.

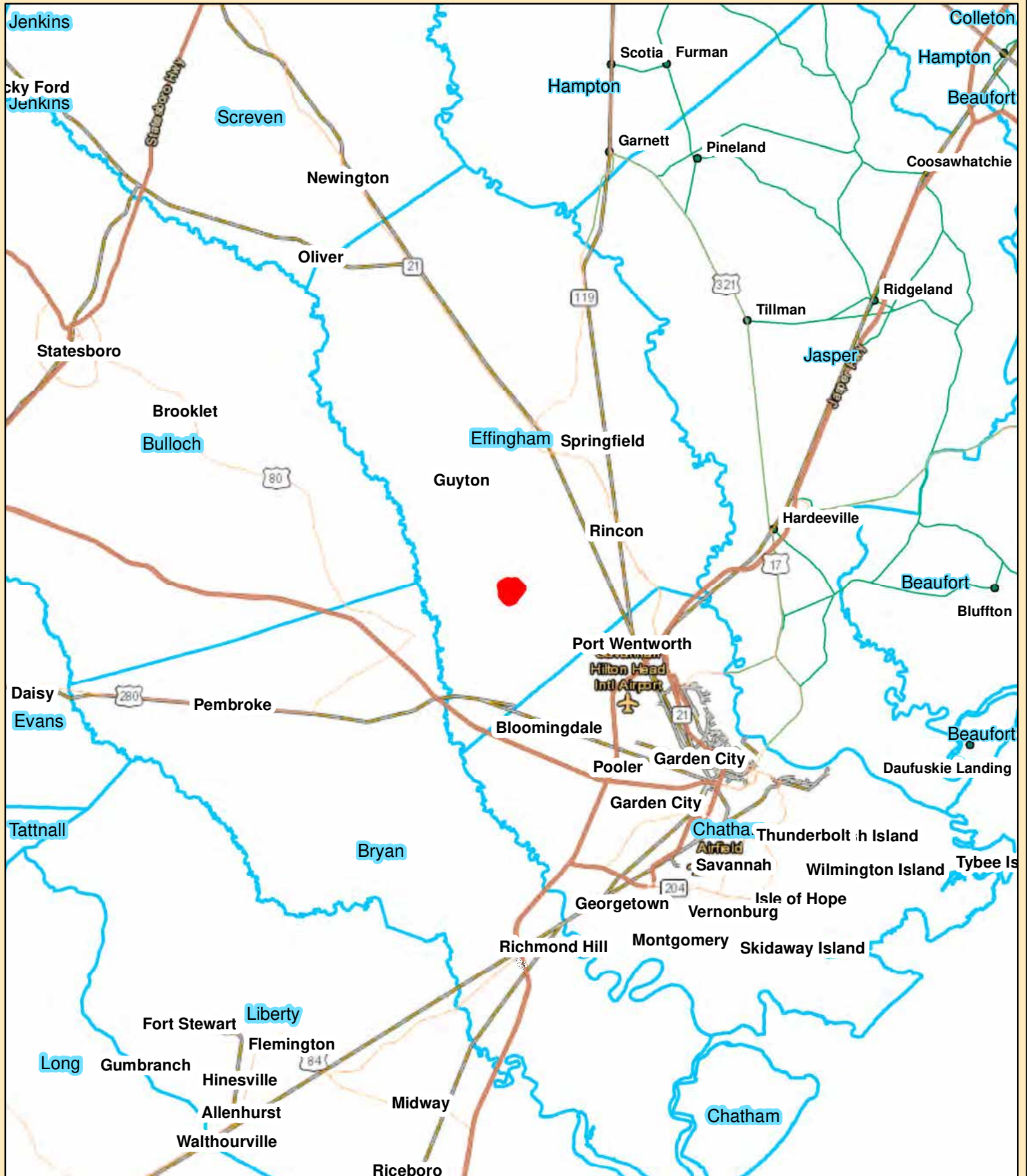
While not yet formally delineated, the property's estimated upland resource totals approximately 120 acres. Depending on the density pursued, this acreage could support between 240 and 360 residential units, or a smaller number of larger rural estate homesites. The current ownership has already realized more than \$2,000,000 from mining operations on the property, with the most recent production yielding over \$60,000 per acre, underscoring the tract's exceptional value as a resource asset.

TAX & TITLE

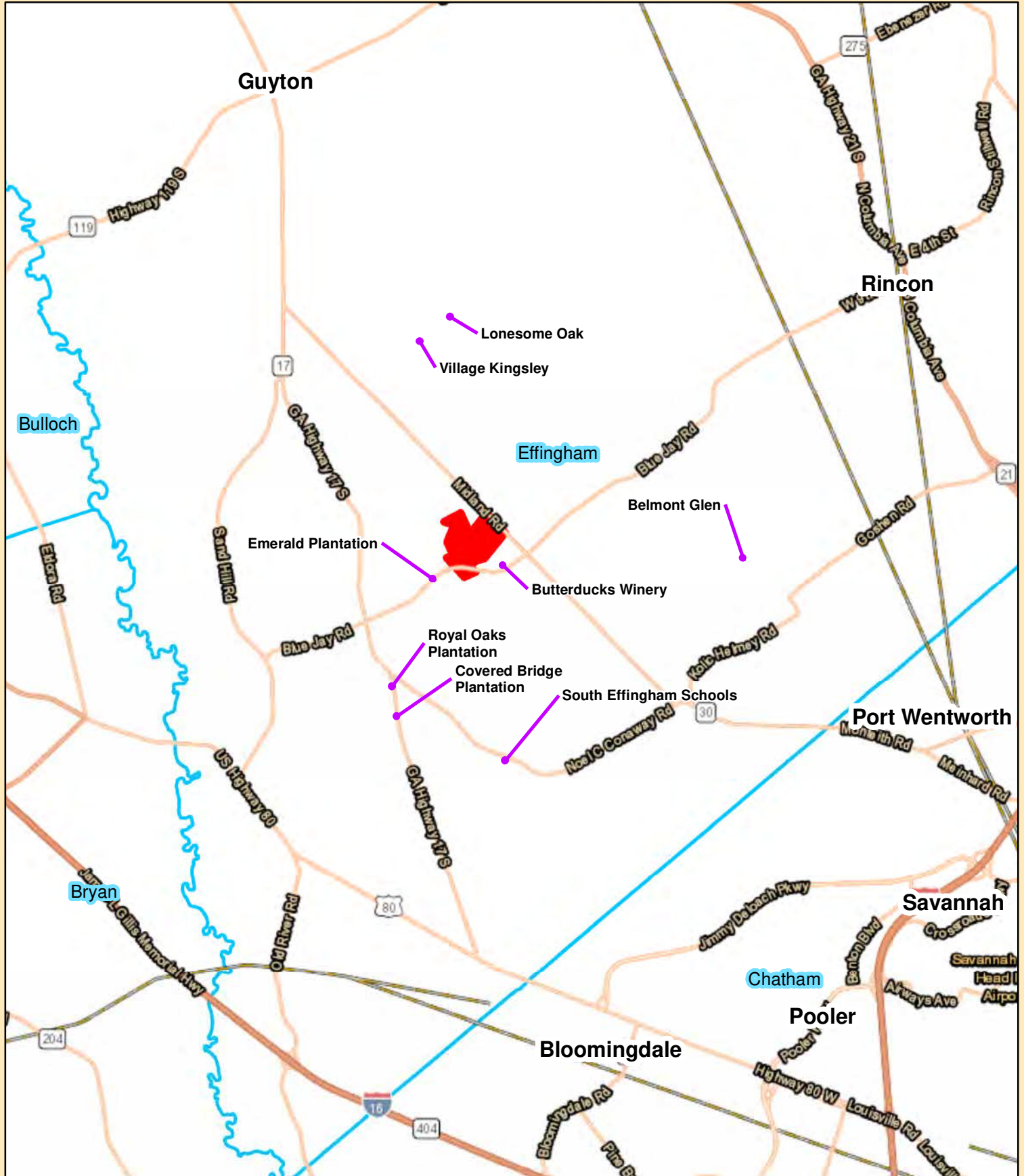
Midland Tract comprises multiple parcels: Map 373, Parcels 38 and 38A, held by the H. Clark Ale, Jr. Trust, and Map 373, Parcels 39 and 39A, along with Map 350, Parcel 3B, held by the Don and Donna Shrum Trust. The property is zoned A1, with mining areas zoned A1-I1. Combined annual property taxes are estimated at \$15,000. Parcel 350-3B is enrolled in Georgia's Conservation Use Valuation Assessment (CUVA) program. A plat survey was completed in 2012, and the recorded acreage is considered accurate and undisputed. A pending road-widening project on Low Ground Road may reduce total acreage by 1.511 acres on the Shrum parcel and 6.044 acres on the Ale parcel. Title is free and clear in the owners' names.

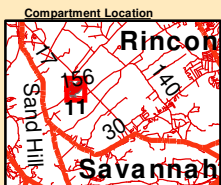
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Tracts # 14932 and 1228
Midland Tract
Effingham County, Georgia
283.632 Plat Acres



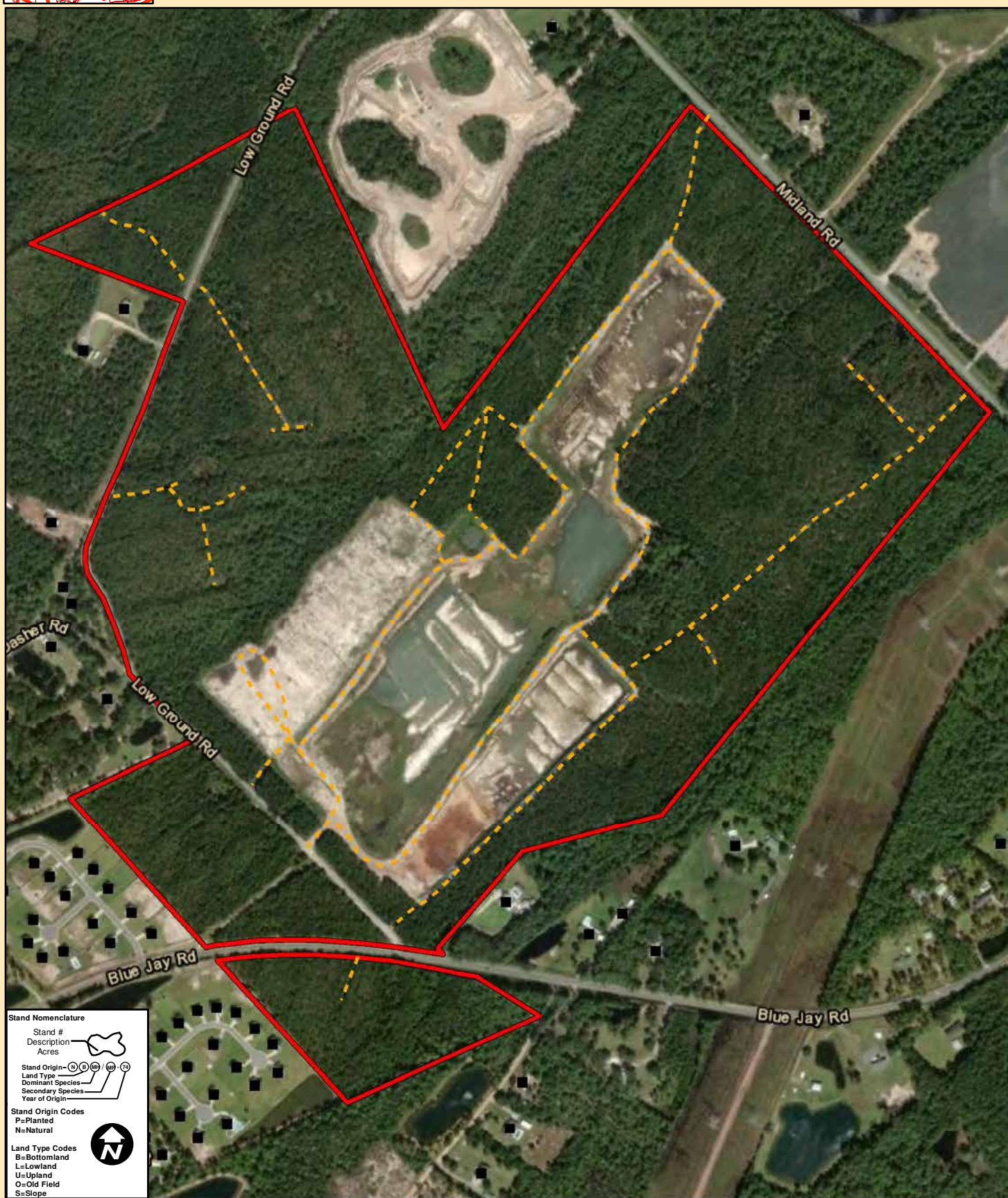
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Midland Tract
Effingham County, Georgia
283.632 Plat Acres





Tracts # 14932 and 1228
Midland Tract
Effingham County, Georgia
283.632 Plat Acres

Mapper: GSETTLES
Stand Date: 8-27-2026



Stand Nomenclature

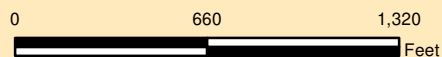
Stand #
Description
Acres

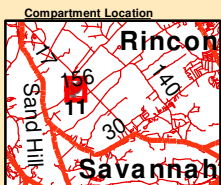
Stand Origin—(N) (B) (L) (U) (O) (S)

Land Type
Dominant Species
Secondary Species
Year of Origin

Stand Origin Codes
P=Planted
N=Natural

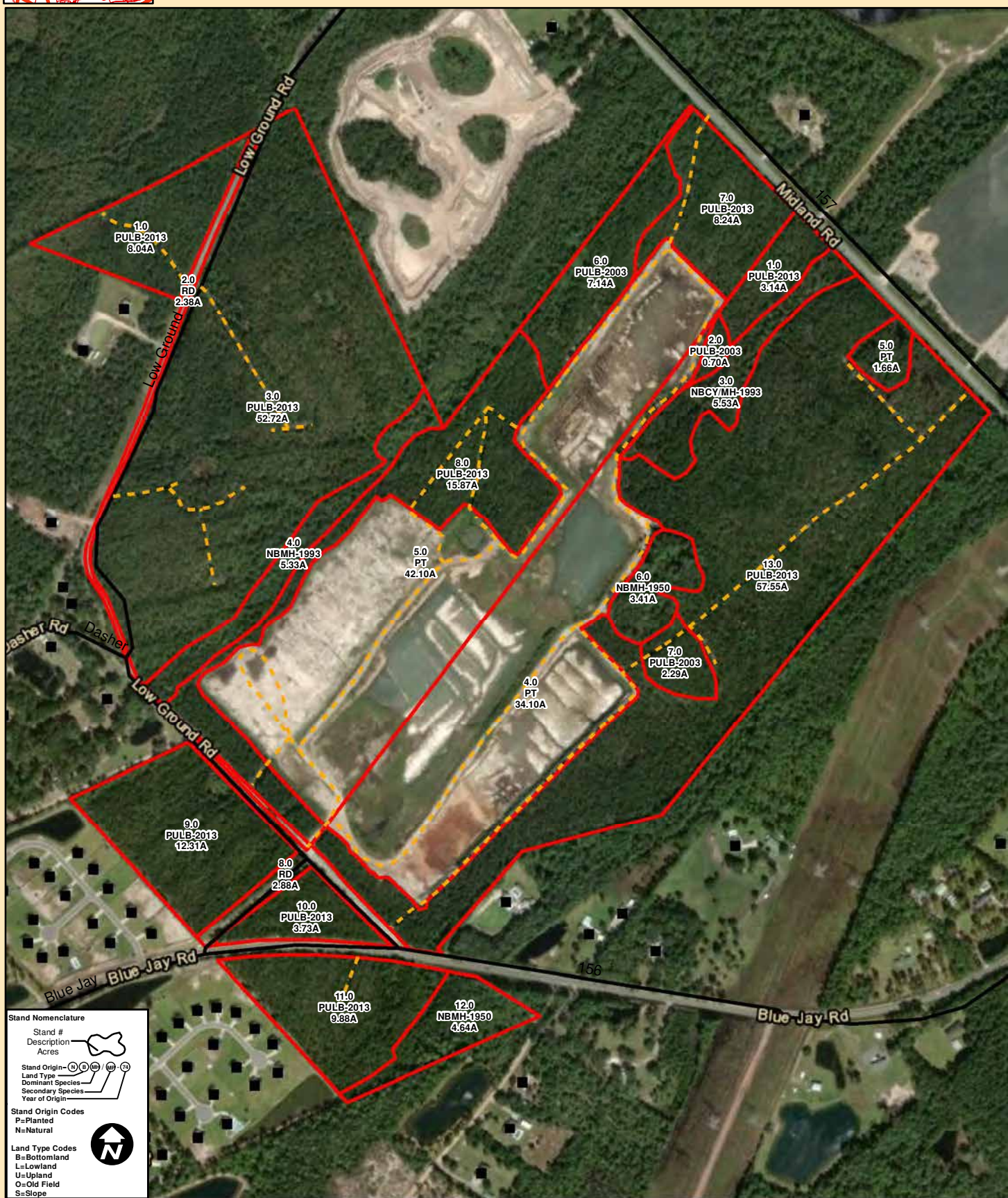
Land Type Codes
B=Bottomland
L=Lowland
U=Upland
O=Old Field
S=Slope





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Effingham County, Georgia
283.632 Plat Acres

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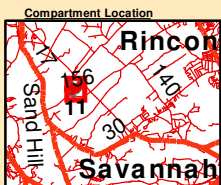
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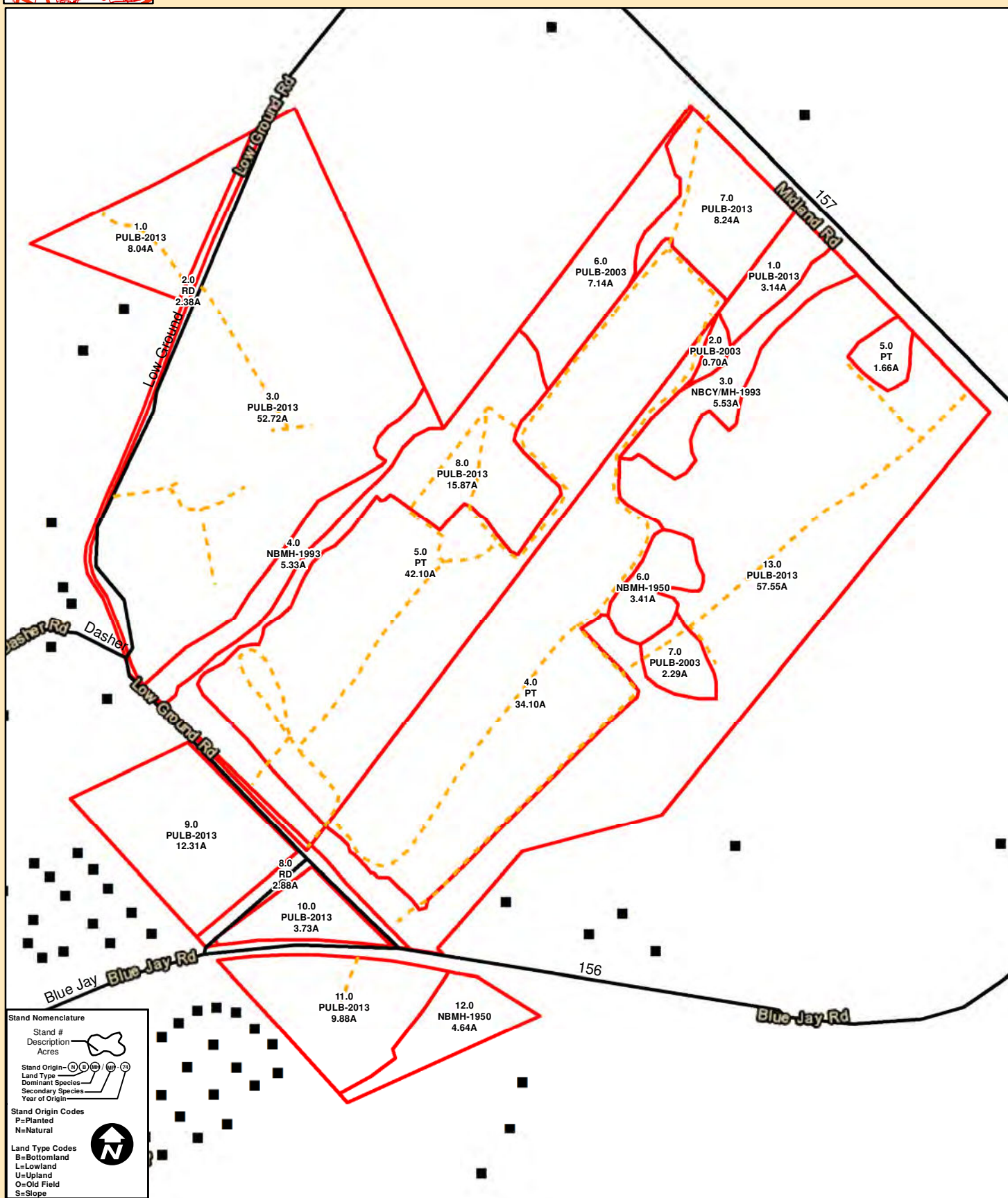
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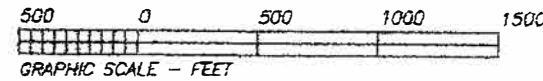


AN EXISTING BOUNDARY DIVIDED INTO 4 PARCELS
CONTAINING 325.106 TOTAL ACRES FOR:

LOCATION: 1559TH & 10TH G.M.D. EFFINGHAM CO., GA.

SURVEY COMPLETED: JUNE 5, 2012
DRAWN: JUNE 14, 2012

BY: ROBERT D. SMITH JR. GA. - R.L.S. 2766
SCALE: 1" = 500



THIS SURVEYOR HAS MADE NO INVESTIGATION
FOR EASEMENTS, RESTRICTIVE COVENANTS, OR
OWNERSHIP THAT AN ACCURATE AND CURRENT
TITLE SEARCH MAY DISCLOSE.

LEGEND

RBS - REBAR SET
RBF - REBAR FOUND
IPS - IRON PIPE SET
IPF - IRON PIPE FOUND
CMS - CONCRETE MARKER SET
CMF - CONCRETE MARKER FOUND
CTF - CRIMP TOP PIPE FOUND
P/L - PROPERTY LINE
C/L - CENTER LINE
FENCE - x x x
OVERHEAD POWER - P
R/W - RIGHT OF WAY
NF - NAIL FOUND
GRF - GROUND ROD FOUND
O/S - OFFSET
N/F - NOW OR FORMERLY

- SURVEYOR'S NOTES
1. THIS PLAT SUBJECT TO RIGHT OF WAY AND EASEMENTS TO POWER COMPANIES, GAS COMPANIES AND OR TELEPHONE COMPANIES.
 2. AERIAL 350, PARCEL 003
 3. THIS SURVEY WAS REQUESTED BY WADE McDONALD WITH F & W FORESTRY.
 4. NO R/W DEED FOUND FOR LOW GROUND ROAD TO EFFINGHAM COUNTY.
 5. A PORTION OF THIS PROPERTY IS IN THE 100 YEAR FLOOD ZONE.
 6. A PORTION OF THIS PROPERTY IS WETLAND.

ALL DAY LAND SURVEYING
ROBERT D. SMITH JR.
REGISTERED LAND SURVEYOR
8950 OLD RIVER ROAD SOUTH
BROOKLET, GA 30415
PHONE: (912) 842-9795

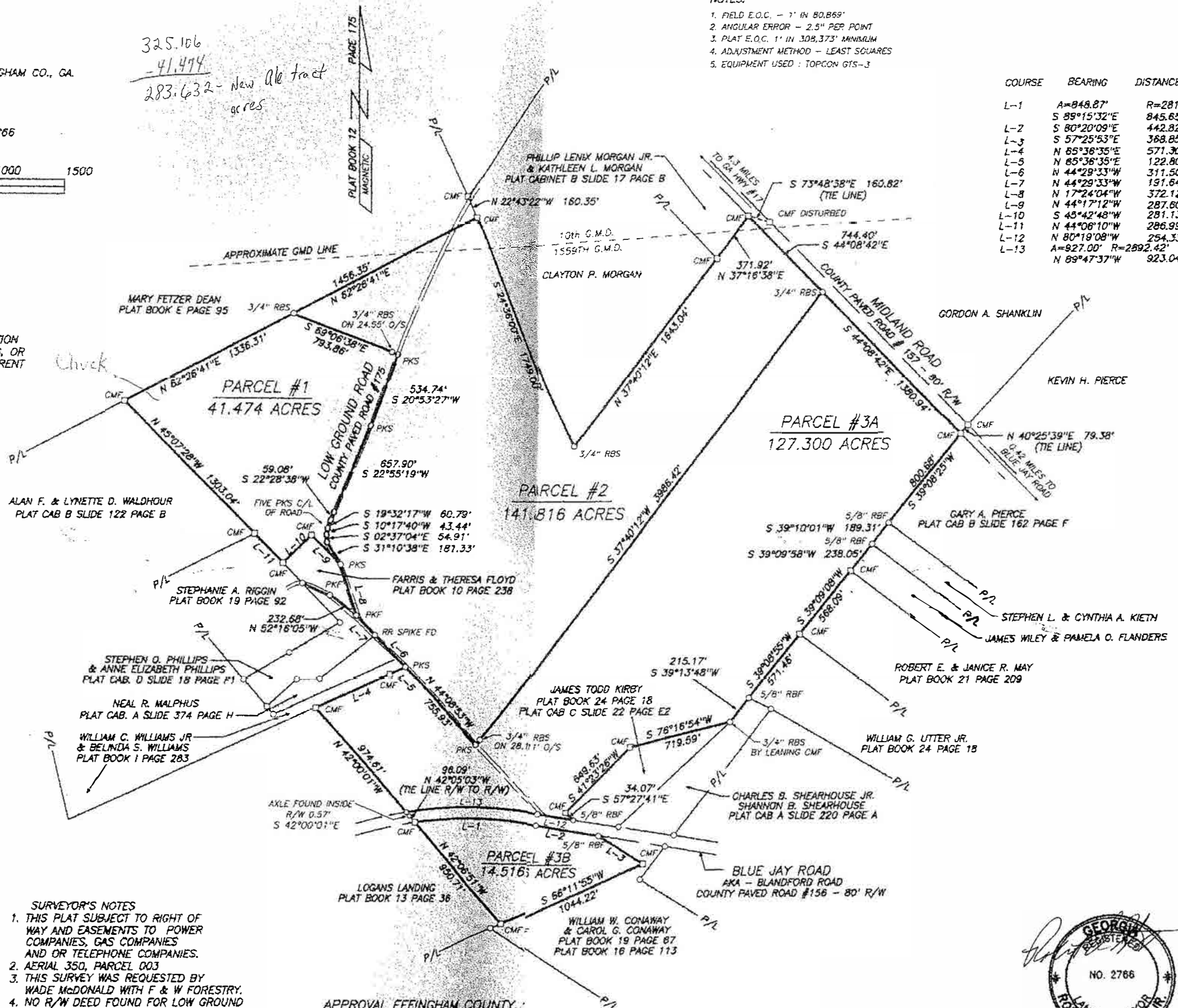
APPROVAL EFFINGHAM COUNTY
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION

ZONING ADMINISTRATOR DATE

NOTES:

1. FIELD E.O.C. - 1" IN 80,859'
2. ANGULAR ERROR - 2.5" PER POINT
3. PLAT E.O.C. 1" IN 308,373' MINIMUM
4. ADJUSTMENT METHOD - LEAST SQUARES
5. EQUIPMENT USED : TOPCON GTS-3

COURSE	BEARING	DISTANCE
L-1	A=848.87' S 89°15'32"E	R=2812.42' 845.65'
L-2	S 80°20'09"E	442.82'
L-3	S 57°25'53"E	368.85'
L-4	N 85°36'35"E	571.30'
L-5	N 85°36'35"E	122.80'
L-6	N 44°29'33"W	311.50'
L-7	N 44°29'33"W	191.64'
L-8	N 17°24'04"W	372.12'
L-9	N 44°17'12"W	287.60'
L-10	S 45°42'48"W	281.13'
L-11	N 44°06'10"W	286.99'
L-12	N 80°19'08"W	254.33'
L-13	A=827.00' R=2892.42' N 89°47'37"W	923.04'



FIELD WORK BY ROBERT D. SMITH JR.
DRAWN BY ROBERT D. SMITH JR.

12007B.PL