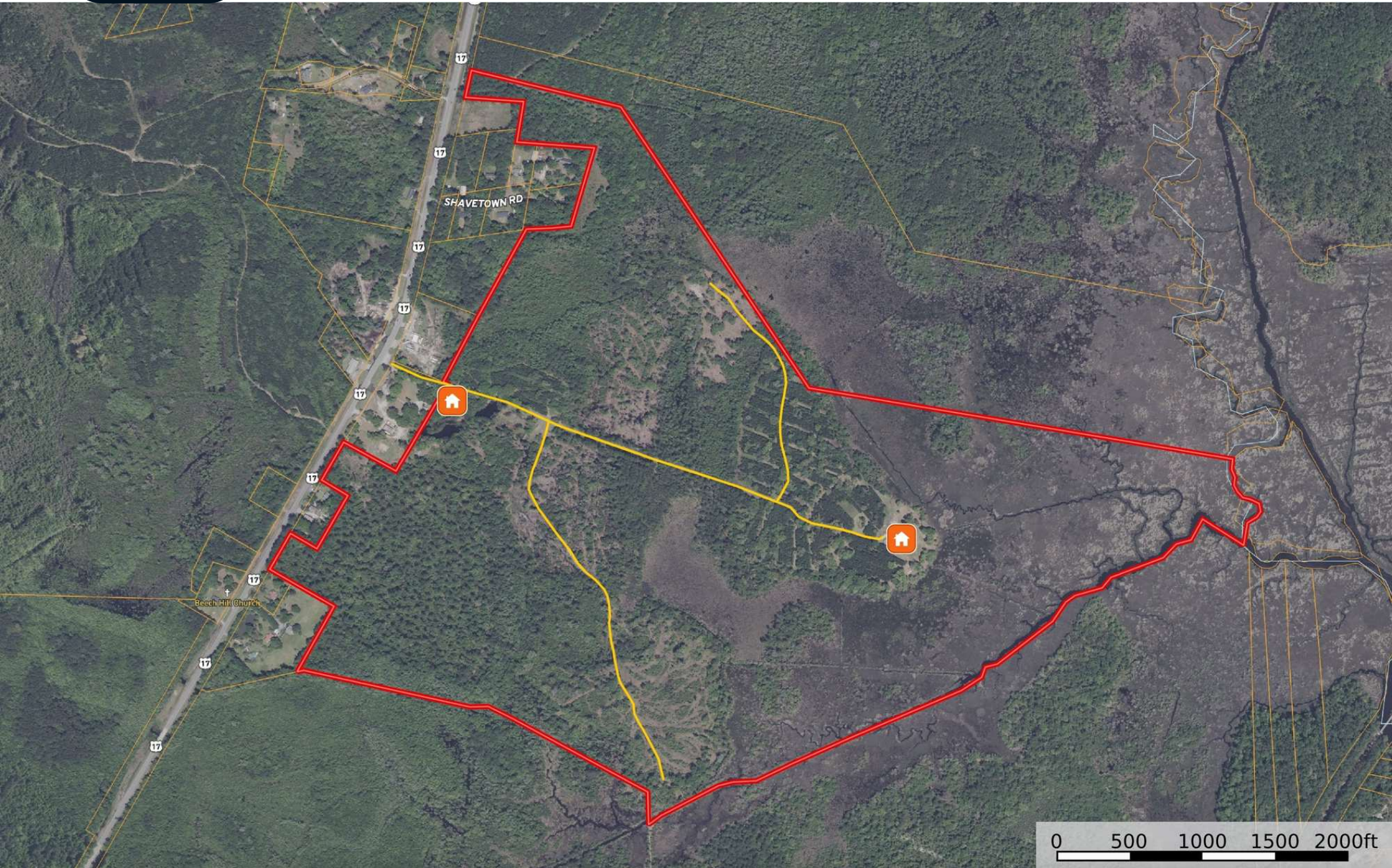


Marsh Oaks

4577 North Coastal Highway, Midway, Georgia 31320

Chap Shuman
912-661-3891
chapman@saundersrealestate.com

AERIAL MAP
344 ± ACRES



PROPERTY SUMMARY



360° VIRTUAL TOUR

Offering Summary

Sale Price:	\$2,999,000
Lot Size:	343.92 Acres
Price/Acre:	\$8,720
Location:	Midway, Georgia
Property Type:	Waterfront, Acreage and Estates, Hunting and Recreational, Timberland

Property Description

Marsh Oaks is a one-of-a kind 344 ± acre secluded marsh-front estate located in Liberty County, Georgia. This extraordinary coastal property offers an unmatched combination of privacy, sweeping natural views, and refined living. Marsh Oaks is the classic low country landscape featuring saltwater tidal creeks, pine plantation and majestic live oaks. In addition to those attributes, this property's acreage offers a myriad of opportunities for outdoor recreational activities. The main residence, located down a long private driveway, is perfectly positioned in a beautiful oak hammock along the marsh. This custom built home is approximately 5,300 heated square feet with four bedrooms and five-and-a half baths.

Designed for effortless, everyday living and elevated entertaining, this thoughtfully curated home features an open-concept floor plan with the Great Room, Chef's Kitchen and formal Dining Room all contributing to intimate relaxed gatherings or larger more formal entertaining. The Great Room has a vaulted wood ceiling, stone wall surrounding a gas fireplace and double sets of glass doors with transoms framing breathtaking views of sunrises and moonlit evenings over the marsh. The Chef's Kitchen, appointed with premium professional appliances, custom cabinets, as well as custom rustic Alder wood island and hood, joins the Great Room opening out to a large covered vaulted porch with a gas fireplace, future outdoor kitchen and expansive views of the marsh. Just a few steps away from the main Kitchen is a secondary Kitchen/Laundry with an island, built-in ice maker, granite countertops and slate floors.

PROPERTY DESCRIPTION



Property Description Continued

Located between the two Kitchens is a spacious walk-in Pantry and full bath. Additional rooms on the Main Level include a Foyer, Study, Powder Room, and the Primary Suite featuring a vaulted wood ceiling, his and hers walk-in closets, and a luxurious bath with soaking tub, his and hers vanities and walk-in shower as well as a covered vaulted porch off of the bedroom.

Two separate staircases lead to the second floor (one from the back Hall and one from the Great Room) and join a long hallway with display cases and storage. The second floor hosts a vaulted Bonus room with wet bar, a Laundry Room, and three additional bedrooms, each with an ensuite bath and walk-in closet.

Inspired by the surrounding landscape, front and back covered porches offer limitless views of untouched natural beauty and the wildlife therein. There is an expansive 1,165 square foot four-car garage with custom doors, attic storage with automated lift system, and is plumbed for future entertainment use. Located at the entrance to the property is a traditional block-built home which historically served as a hunting cabin and adds additional living space to the property.

Marsh Oaks represents a rare opportunity to own a private coastal sanctuary where nature and refined living exist in perfect harmony. This property is ideal for a permanent residence or as a serene retreat for those longing to "get away." If you would like to schedule a showing to view this exclusive listing, please contact listing agent, Chap Shuman, directly. Showings are by appointment only.

Highlights

- 344 ± acre secluded marsh-front estate featuring tidal creeks, pine plantation, and majestic live oaks
- 5,300 ± heated sq. ft. custom main residence with 4 bedrooms, 5.5 baths, and breathtaking marsh views
- Designed for both comfort and entertaining with open-concept Great Room, Chef's Kitchen, formal Dining Room, vaulted ceilings, fireplaces, and expansive covered porches
- Luxurious primary suite on main level plus a bonus room, wet bar, and three ensuite bedrooms upstairs
- Additional features include a 1,165 sq. ft. four-car garage with attic lift system and a historic block-built hunting cabin at the property entrance

Kitchen

- Custom cabinetry with inset doors and appliance panels
- Custom 10' island & 6' range hood made of rustic alder wood
- Natural quartzite countertops
- Thermador professional appliance suite , 48" gas 6-burner rangetop with griddle, fully integrated separate 30" column refrigerator & freezer with custom panels
- Handmade concrete tile backsplash, Rohl fireclay farm sink, and wood floors

Second Floor

- 3 bedrooms with ensuite baths, walk-in closets, and sisal rugs.
- Each bath has custom cabinetry, granite/quartzite countertops, tiled walk-in showers and tile flooring
- Secondary laundry room with tile floors
- Bonus Room: wood floors, vaulted ceiling and a wet bar with custom cabinetry and travertine countertops

First Floor

- Great Room: open to kitchen and formal dining room, vaulted wood ceiling, gas fireplace with custom pine mantel & stone wall, wood floors and french doors opening out to outdoor living space
- Secondary Kitchen and Laundry: custom cabinetry and island with granite countertops and onyx backsplash, built-in paneled ice-maker, hammered copper farm sink, slate floors, and adjacent full bath with custom vanity (rustic alder wood) with slate countertops, copper sink, slate floors, and walk-in tile shower
- Walk-In Pantry: custom solid oak adjustable shelving and wood floors
- Powder Room: custom vanity with quartzite countertop and travertine floors
- Formal Dining Room with wood ceiling and wood floors
- Office/Study/Den Space with wood floors

General

- Garage: 4 car garage with custom doors (plus an additional manual rear garage door), attic storage with an automated lift system, spray foam insulation, and prepped for future entertainment options
- Pine flooring and ceilings, quartzite and granite countertops throughout, dimmable recessed lighting throughout, custom interior trim throughout, 2 stair cases to the second level, custom cabinetry, and interior trim throughout
- Interior/Exterior sound system
- Custom window treatments, spray foam insulation, James Hardie siding, Belmont 30-year shingle roof, Marvin windows/doors, Bosch HVAC (two main units), Rheem/RUUD (primary suite unit), and fir beams & pine ceilings on the exterior
- Utilities: deep well and fiber internet

Primary Bedroom Suite

- Wood floors, vaulted wood ceiling and his & her walk-in closets (his with custom cedar shelving and hers with custom cabinetry, island, and wood floors), and a porch with vaulted wood ceiling.
- Primary Bath features his & her vanities, custom cabinetry with quartzite countertops, free-standing solid surface tub, travertine tiled walk-in shower, travertine floors, and vaulted wood ceiling

Outdoor Living Space

- Gas stone fireplace with custom pine mantel, travertine floors, vaulted wood ceiling, and sound system
- Prepped for an outdoor kitchen with electrical, plumbing, and gas already in place

SPECIFICATIONS & FEATURES



Specifications & Features

Taxes & Tax Year:	Approximate 2025 Taxes = \$18,200
Zoning / FLU:	AR1 (Rural Agricultural) and C3 (Highway Commercial)
Lake Frontage / Water Features:	Saltwater tidal creek frontage
Water Source & Utilities:	Deep Well and Fiber Internet
Road Frontage:	Highway 17 Frontage
Nearest Point of Interest:	9 Miles from Richmond Hill 16 Miles from Hinesville 28 Miles from Savannah 55 Miles from St. Simons
Land Cover:	Saltwater marsh, southern live oak trees, and pine plantation
Structures & Year Built:	5300 heated sq. ft. marsh-front home built in 2022 Hunting cabin
Survey or Site Testing Reports:	Recorded survey on file



ADDITIONAL PHOTOS



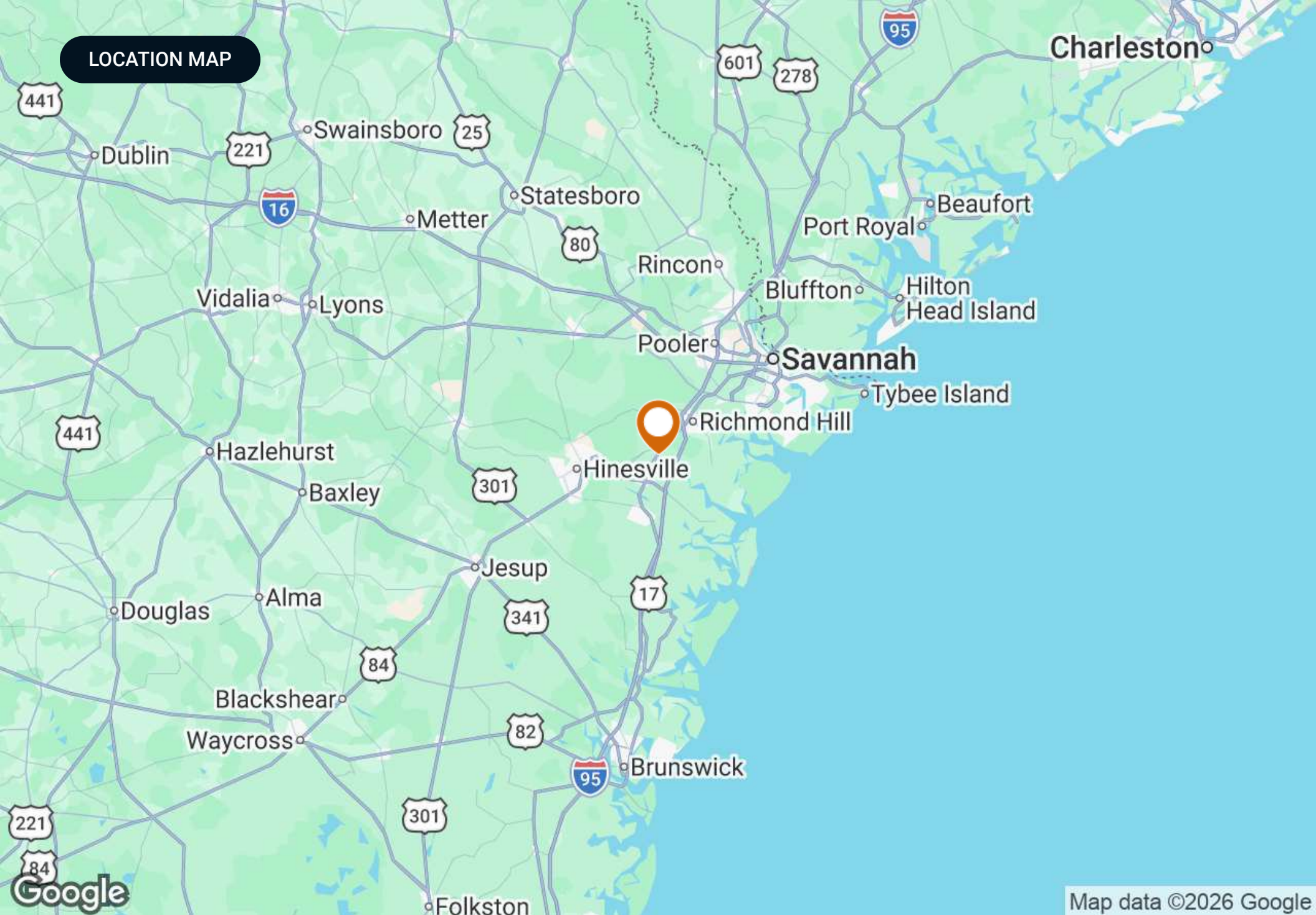
ADDITIONAL PHOTOS



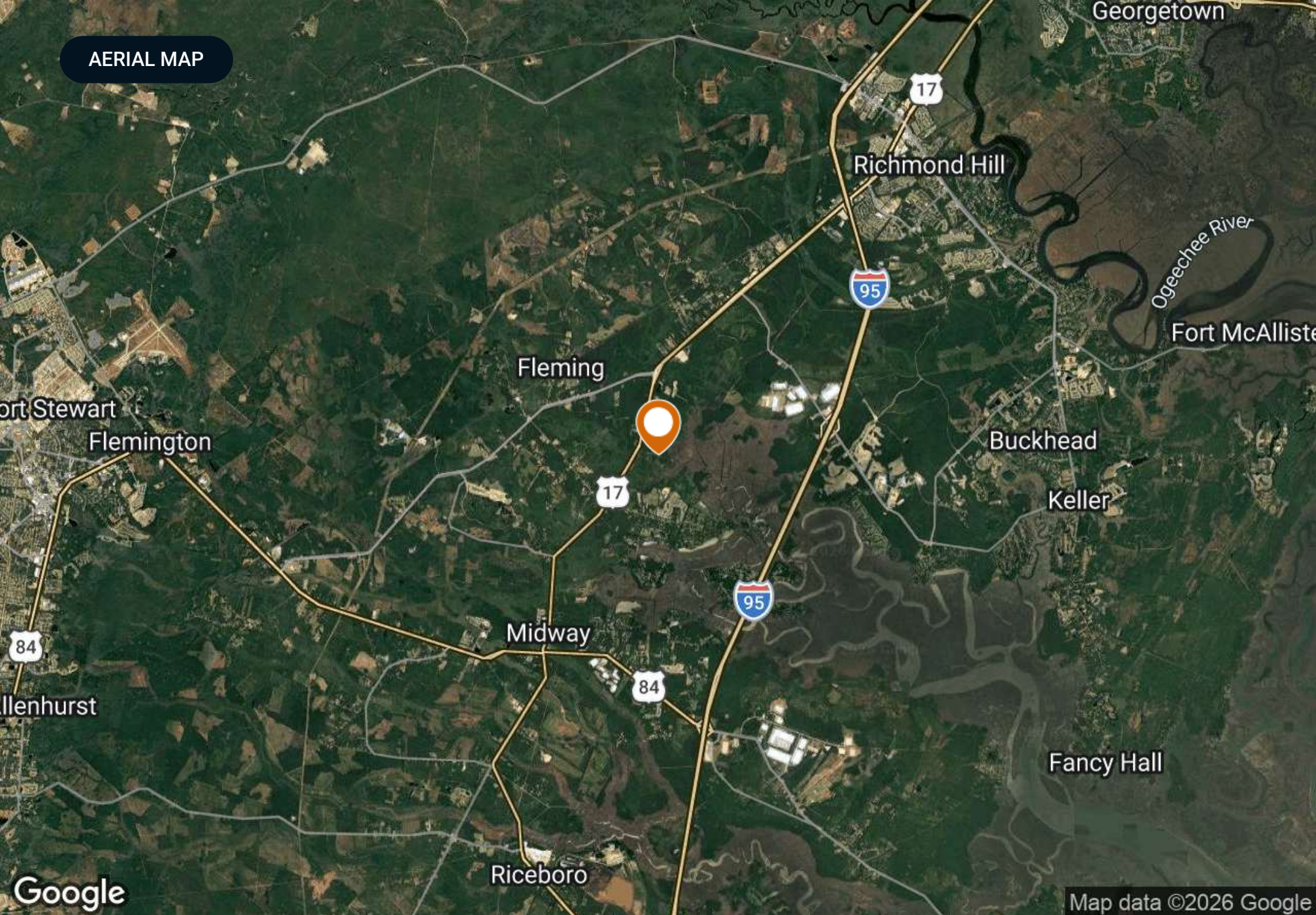
ADDITIONAL PHOTOS



LOCATION MAP



AERIAL MAP



Google

Map data ©2026 Google

ADVISOR BIOGRAPHY



Chap Shuman

Advisor

chapman@saundersrealestate.com

Direct: **877-518-5263 x478** | Cell: **912-661-3891**

Professional Background

Chap Shuman is an Advisor at Saunders Real Estate in Reidsville, Ga.

As a native of Southeast Georgia, Chap grew up with a deep-rooted connection to the family land that he lived, worked, and recreated on. He is now a fourth generation steward of this farm, and this passion for sustaining a property's legacy led him to pursuing a career that allows him the great opportunity of serving those who also have lived, worked, and recreated on the land. He has a profound appreciation for the history of both the people and properties he represents. Chap's role as a land advisor allows him to combine his two greatest passions - people and land. He understands that to lead, you must first serve, and when awarded the opportunity to represent a landowner, he cut no corners in serving them in the greatest capacity. Whether it is a generational piece of land or an investment property, choosing to liquidate your asset is a weighty decision, and as your advisor, Chap will guarantee that your property's value and potential is maximized.

Chap's academic journey led him to the University of Georgia's Terry College of Business, where he earned a Bachelor of Business Administration in Real Estate and a Certificate in Personal Organization and Leadership.

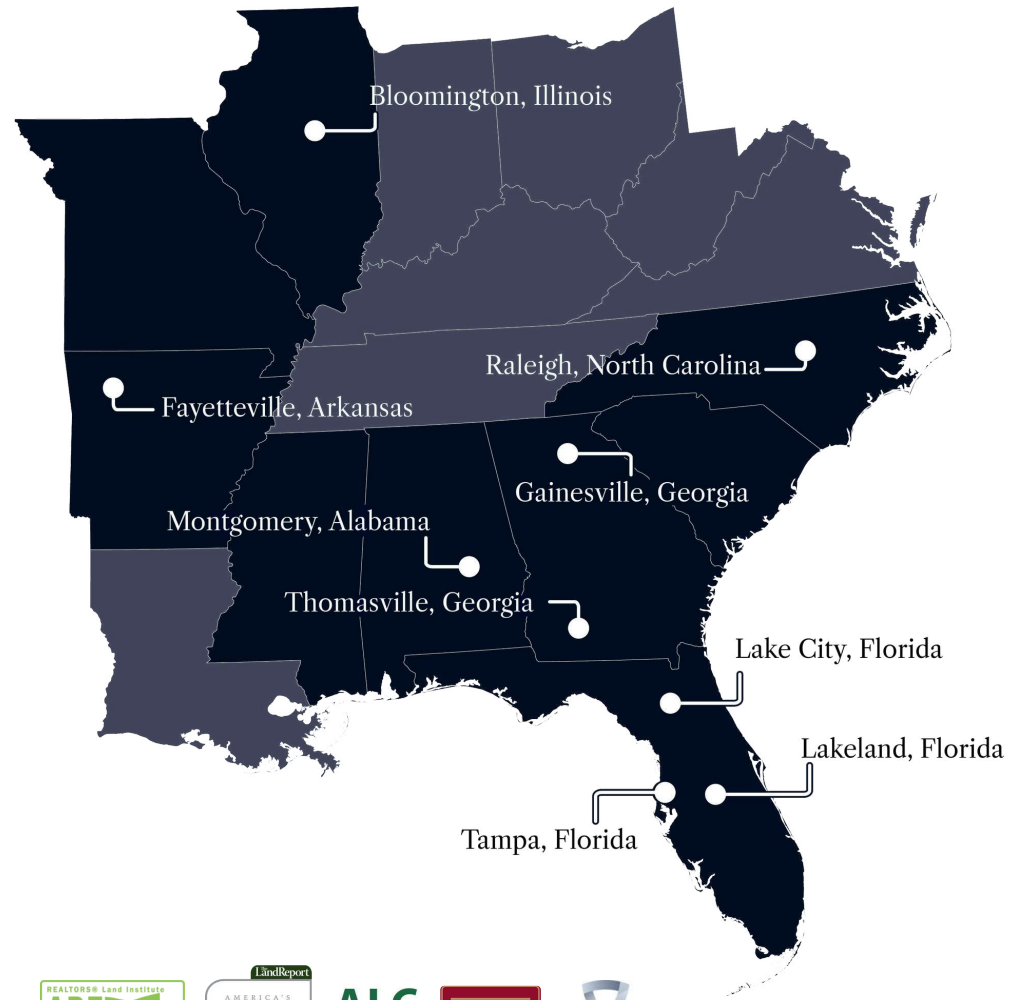
The foundation of Chap's real estate service is his Christian faith, and he takes great responsibility in representing landowners. With integrity, an unmatched work ethic, and a commitment to excellence, Chap aims to listen to your needs and provide the most professional, transparent real estate service possible.

Chap specializes in:

- Agricultural Land
- Pecan Orchards
- Timberland
- Recreational/Hunting Land



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.