

# Toombs County 93 ± Acres

Collie Williams Road, Uvalda, Georgia 30473

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Chap Shuman  
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AERIAL MAP





**Sale Price**

**\$475,000**

**Offering Summary**

<b>Acreage:</b>	93 ± Acres
<b>Price / Acre:</b>	\$5,108
<b>State:</b>	Georgia
<b>City:</b>	Uvalda
<b>County:</b>	Toombs
<b>Property Type:</b>	Hunting and Recreational, Timberland, Acreage and Estates

**Property Overview**

This 93 ± acre recreational timber tract is located in Toombs County, Ga. The property has historically been used for pine timberland production, and the acreage is characterized by pre-merchantable pine, productive soils, and 99% uplands acreage. Sitting 20 minutes from Vidalia, Ga, this property is positioned in a beautiful rural, agricultural region. For hunters and outdoor enthusiasts, this property provides recreational opportunities for deer and turkey hunting, trail riding, and much more. Consisting of loamy sandy soils, this property has the potential for future agricultural uses such as possible conversion to pastureland, cultivation, or permanent planting crops. The property features approximately 0.86 miles of combined road frontage on Collie Williams Road and William White Road. Given the secluded, rural location, the road frontage, and upland acreage, this property would be an ideal candidate for a country homesite that provides an ample amount of acreage for your enjoyment. This property is currently enrolled in the CUVA program.

Overall, this property is well suited for possible hunting, timber, agricultural, conservation, investment, and homesite uses. If you are interested in viewing this exclusive listing, please contact Chap Shuman. Showings are by appointment only.

## SPECIFICATIONS & FEATURES



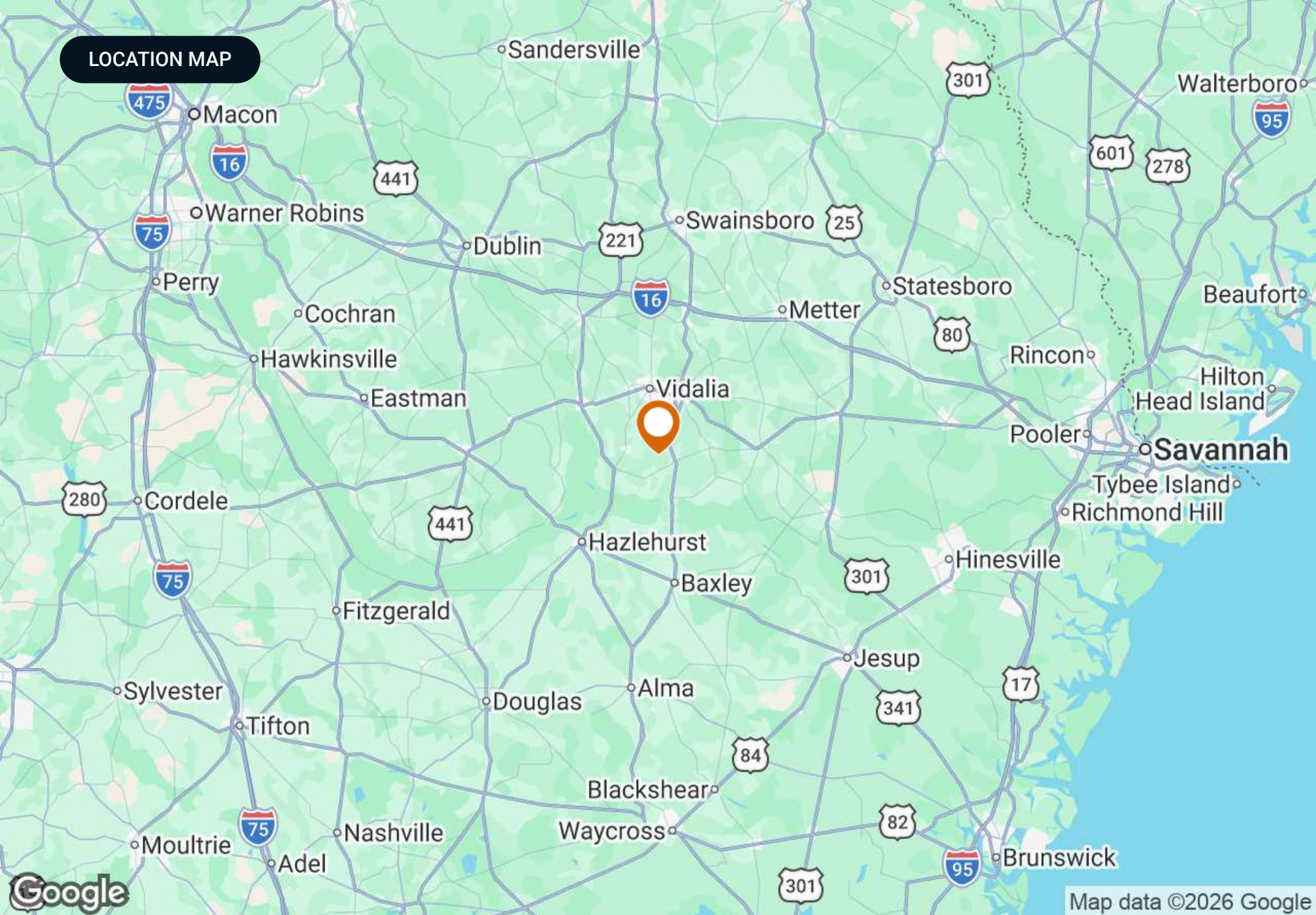
## Specifications & Features

<b>Uplands / Wetlands:</b>	99% Uplands Acreage
<b>Soil Types:</b>	Fuquay Loamy Sand = 26.22 Acres Cowarts Loamy Sand = 43.91 Acres Pelham Loamy Sand = 12.62 Acres Carnegie Loamy Sand = 4.54 Acres Ailey Loam Sand = 2.51 Acres Lakeland/Dothan/Osier = 1.09 Acres
<b>Taxes &amp; Tax Year:</b>	Estimated 2026 Taxes = \$2,705.03
<b>Road Frontage:</b>	Approximately 0.70 miles on Collie Williams Road. Approximately 0.16 miles on William White Road.
<b>Nearest Point of Interest:</b>	20 minutes from Vidalia, Ga
<b>Current Use:</b>	Hunting, Recreation, and Timber Production

ADDITIONAL PHOTOS

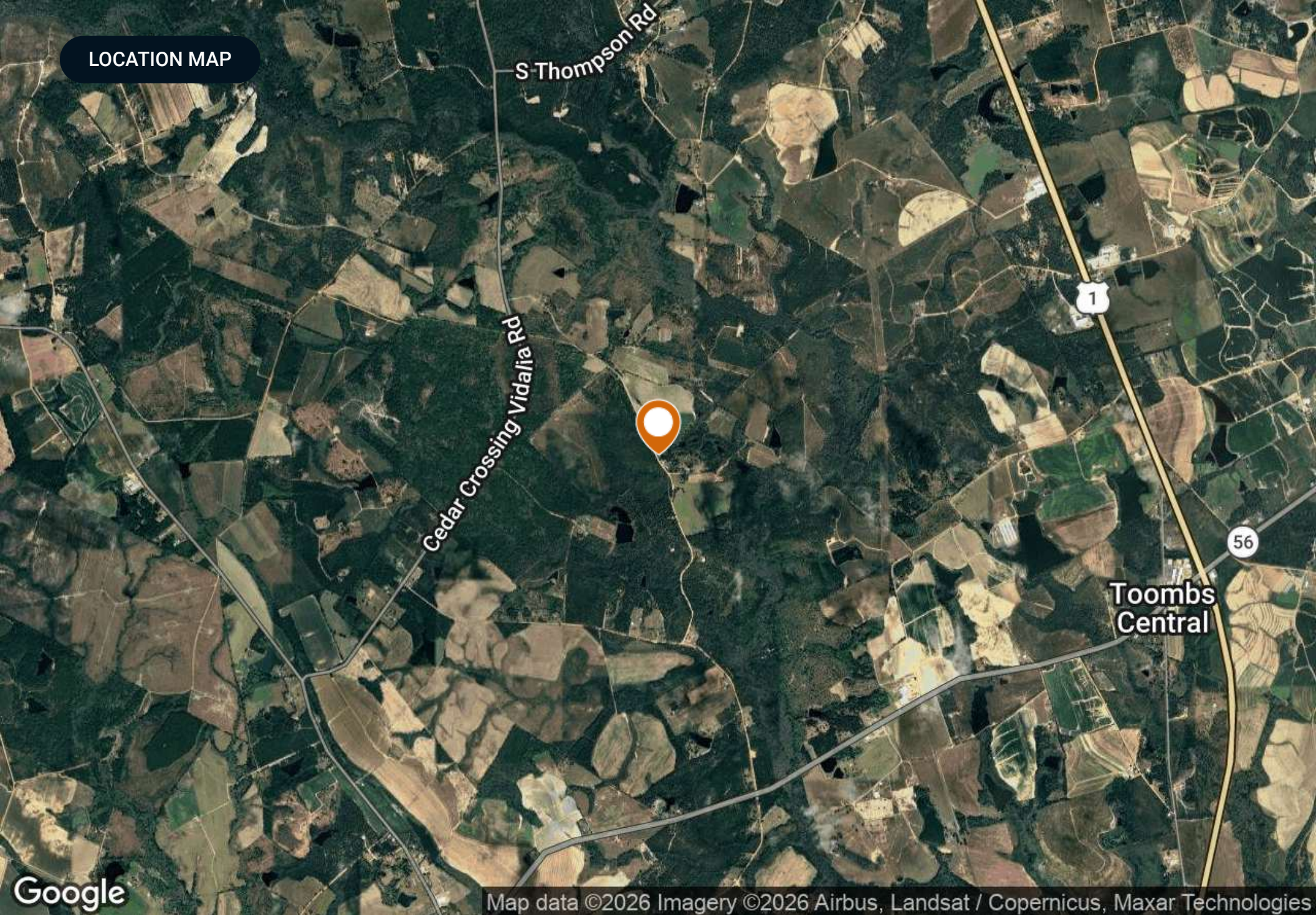


LOCATION MAP



Map data ©2026 Google

LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

## ADVISOR BIOGRAPHY



### Chap Shuman

Advisor

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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.

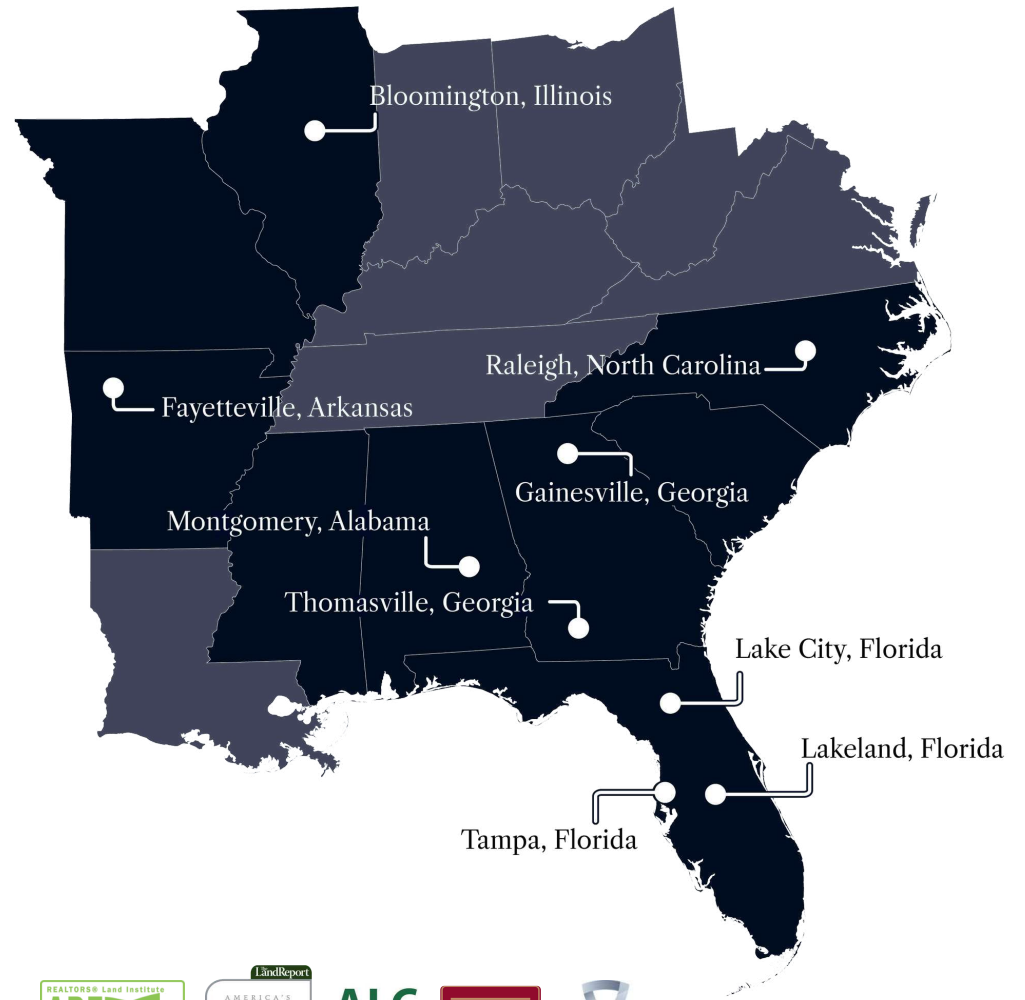
The foundation of Chap's real estate service is his Christian faith, and he takes great responsibility in representing landowners. With integrity, an unmatched work ethic, and a commitment to excellence, Chap aims to listen to your needs and provide the most professional, transparent real estate service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



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