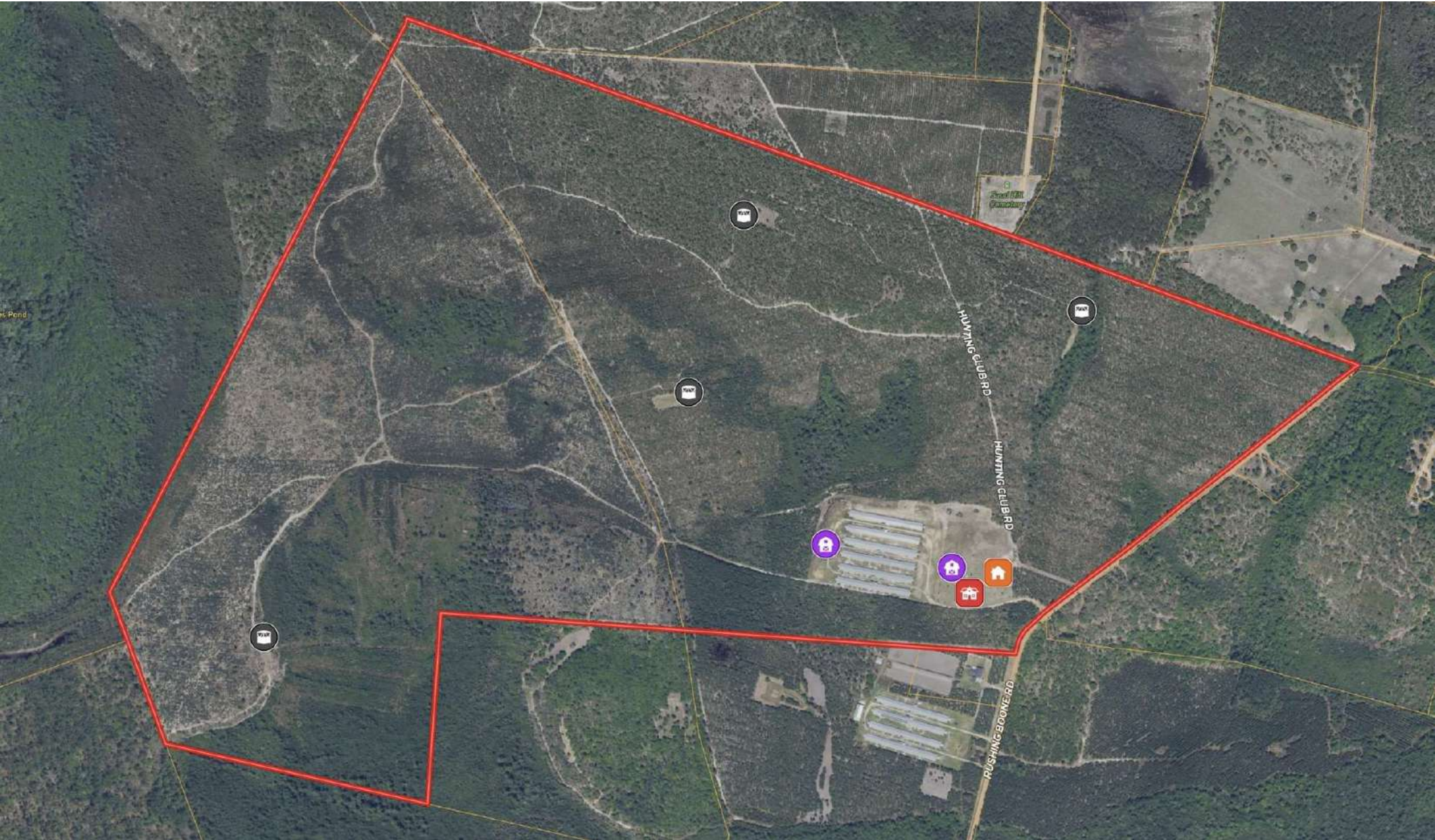


Timber Ridge Farm

2474 Rushing Boone Road, Glennville, Georgia 30427

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

AERIAL MAP
537 ± ACRES



PROPERTY OVERVIEW



Sale Price

\$4,950,000

Offering Summary

Acreage:	537.41 Acres
Price / Acre:	\$9,211
State:	Georgia
City:	Glennville
County:	Tattnall
PIN:	059 030B & 043 013
Property Type:	Agriculture, Timberland, Poultry Farm, Recreational, Country Estate

Property Overview

Timber Ridge Farm is an impressive, income-producing timber and poultry farm located off Rushing Boone Road in Tattnall County, Georgia. Spanning approximately 537 acres, this farm features over 400 acres of pine plantation, six state-of-the-art, fully equipped poultry houses, and a primary 4-bed/3.5-bath, 2,400-square-foot brick home built in 2013 that sits adjacent to a secondary 2-bed/2-bath, 1,500-square-foot home built in 2016. The farm's timber stand consists of approximately 221 acres of 3rd Gen Loblolly and 192 acres of 13-year-old longleaf that are ready to be raked for straw production in the future. Situated within the timber are four food plot locations that are well connected by over six miles of internal access roads, creating excellent recreational opportunities for deer and turkey hunting. Contracted as a grower for Claxton Poultry, the farm's six poultry houses are in excellent operational condition and are accompanied by all of the infrastructure necessary to successfully maintain a profitable poultry operation. Altogether, this large-acreage, income-producing farm offers a one-of-a-kind opportunity to live, work, and recreate all on the same property. Showings for Timber Ridge Farm are by appointment only. Contact the listing agent, Chap Shuman, to learn more.

POULTRY FARM



Poultry House(s) Description

This well-maintained poultry farm features six fully equipped houses designed for efficient and reliable operation. The first three houses were built in 2012, a fourth was added in 2013, and the final two were constructed in 2016. All houses are outfitted with Chore-Time feeders/feed bins (houses 1–5 include Model C2Plus flood feeders, while house 6 features Model C feeders), Ziggity nipple drinkers, and Chore-Time Chore Tronics 2 controllers. Lighting includes LED systems in houses 1, 2, 5, and 6, with cold cathode lighting in houses 3 and 4. Each house has been equipped with Farm Alarm systems that will call you directly. All 6 houses feature electro-magnetic curtain drops, LB White forced-air heaters, stir fans in the ceiling, and blown insulation with the glue in the ceilings that has been professionally inspected. Each house has Egan insulated tunnel and end doors. Ventilation systems vary, with houses 5 and 6 featuring ten 48" Chore-Time Turbo fiberglass fans, while houses 1–4 include a combination of two 48" Chore-Time Turbo fiberglass fans and eight 48" galvanized butterfly fans. The property is supported by dependable backup power, with houses 1–4 connected to a 105kW Katolight John Deere generator and houses 5–6 to a 60kW Katolight John Deere unit. Each house features an automatic transfer switch for near-instant power restoration in the event of power loss. Both generators are programmed to run a routine test every week, and each have been recently serviced. Each of the 6 poultry houses also includes two 15-ton feed bins. This poultry farm has been maintained with the utmost care.

Timber Ridge Farm is contracted with Claxton Poultry and typically raises 6 flocks per year. The flocks consist of 3 light bird flocks that average 3.75 pounds and 3 heavy bird flocks that average 6.00 pounds. The light bird flocks have typically a 30-31 day growing cycle, and the heavy bird flocks are typically a 42-day growing cycle. Altogether, the farm normally experiences 17-21 days between flocks.

TIMBER AND WILDLIFE

The property's well drained, sandy soils are conducive to healthy and sustainable timber production. An acreage breakdown for the timberland is: 192 ± acres of containerized longleaf planted in 2013, 20.5 ± acres of 3rd Gen Loblolly planted in 2013 that has been thinned once, 201 ± acres of 3rd gen loblolly planted in 2017, and 64 ± acres of recent clear cut. The longleaf acreage is well-suited to generate income from straw production.

Historically, this farm has been an excellent hunting tract for whitetail deer and eastern wild turkeys. There have been some very impressive whitetail bucks harvested on the farm, and traditionally, there is a healthy population of wild turkeys that frequent the property throughout the year. Successful harvest photos and trail camera photos of wild game are available. In addition to deer and turkey, Timber Ridge Farm is home to dozens of gopher tortoises. The farm's sandy soil composition and pineland habitat is very inviting to the gopher tortoise, and there is evidence of their burrows all throughout the farm.



ADDITIONAL INFRASTRUCTURE AND EQUIPMENT

Positioned closely to the 6 poultry houses is a 40x120 Stackhouse, 2 incinerators, a 5HP and 3 HP deep well, and a 48x60 pole barn with an enclosed shop that is utilized for storing equipment and tools.

Farm equipment included in the sale consists of a cleanout machine, a 2006 John Deere 5103 tractor, a 2013 John Deere 5065 tractor, a Case 580K backhoe, 2 John Deere Gators, and other miscellaneous implements.



FARM HOUSES



Primary Home

- 2,373 Heated Square Feet
- Built in 2013
- 4 Bedrooms and 3.5 Baths
- Brick Exterior, Sheetrock Interior, Metal Roofing, Hardwood/Tile Flooring, and Slab Foundation
- Utilities = Private Well and Septic Tank



Secondary Home

- 1,500 Heated Square Feet
- Built in 2016
- 2 Bedrooms and 2 Baths
- Aluminum Exterior, Sheetrock Interior, Metal Roofing, Carpet/Tile Flooring, and Slab Foundation
- Utilities = Private Well and Septic Tank

POULTRY HOUSE PHOTOS



TIMBERLAND PHOTOS



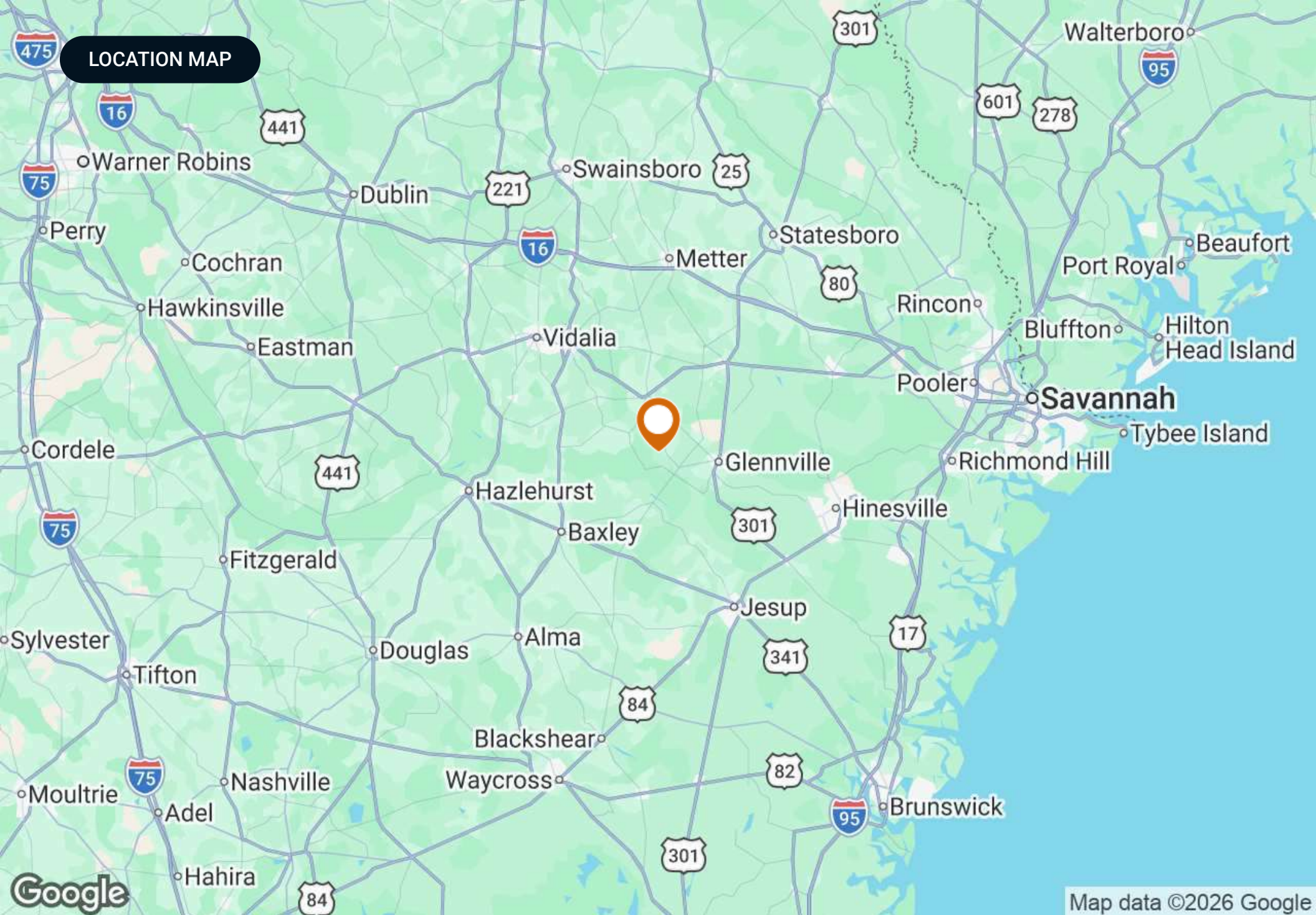
PRIMARY HOME
4 BED/3.5 BATH



SECONDARY HOME
2 BED/2 BATH



LOCATION MAP



Google

Map data ©2026 Google

ADVISOR BIO



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.

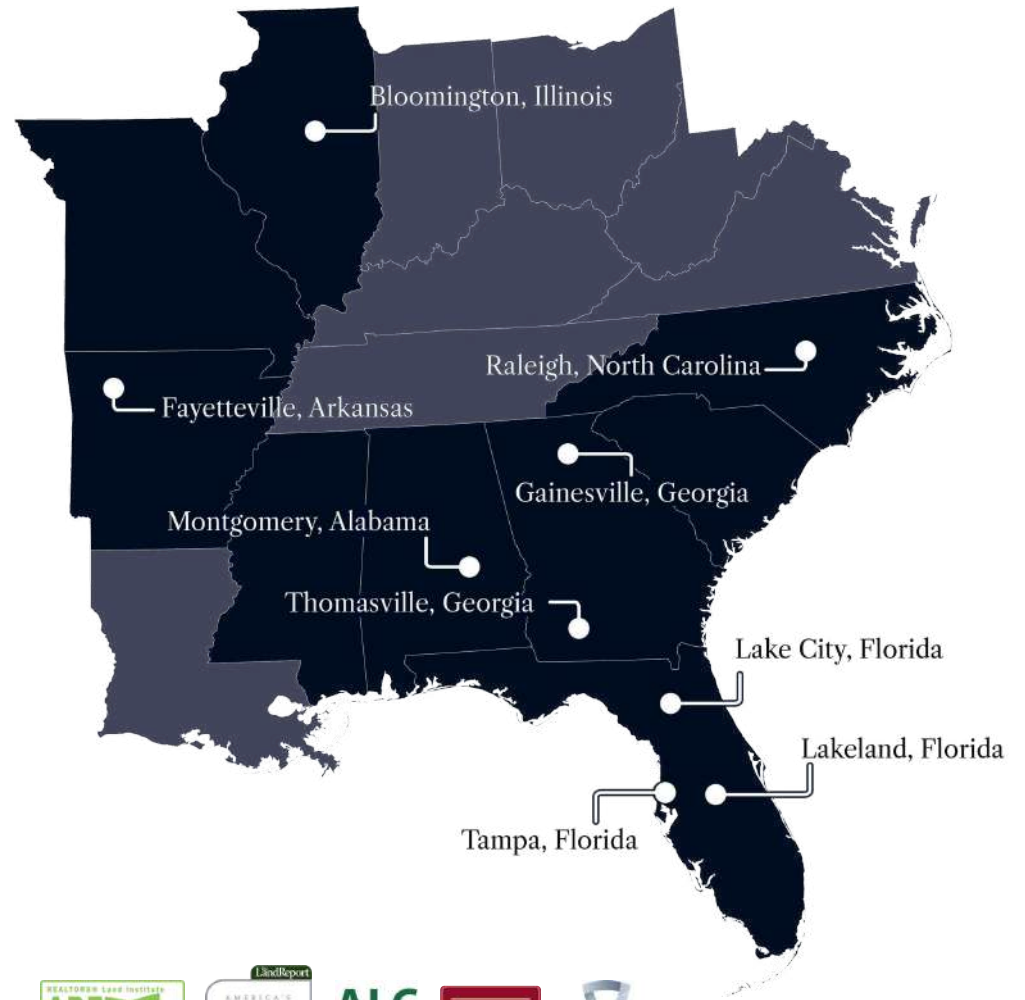
The foundation of Chap's real estate service is his Christian faith, and he takes great responsibility in representing landowners. With integrity, an unmatched work ethic, and a commitment to excellence, Chap aims to listen to your needs and provide the most professional, transparent real estate service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



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