



Tract B839 GA McIntosh-Five Rivers

1,032 Acres  
McIntosh County, Georgia  
Property Price : \$1,986,600 or  
(\$1,925/acre)



**Acreage:**

1032 +/- acres

**General Description:**

Located in historic McIntosh County, Georgia—one of the oldest counties in the state—this 1,032-acre parcel offers an exceptional opportunity for recreation, conservation, and land management. Just a few miles from the Darien exit off of I-95, the property features a diverse and scenic landscape that includes mature hardwoods, upland pine plantations, and meandering creek bottoms. With multiple access points along State Road 251 (Briardam Road) to the east and Cox Road to the southwest, the tract is both accessible and secluded. This unique property is well-suited for recreational use such as hunting, hiking, and wildlife observation, while also allowing for the active management and harvesting of upland pine plantation stands. Recently, a restrictive easement was placed on the land, held by the U.S. Department of the Navy, ensuring long-term conservation and protection of its natural character. In addition, a temporary license has been granted to The Nature Conservancy to carry out restoration work on the hardwood forests and wetland tributaries throughout the property, further preserving its ecological value.

Despite its conservation-focused protections, the property offers flexibility for limited development. There are four designated zones where two permanent residences and accessory structures may be constructed. Harvesting activities are permitted in the upland pine areas, while the hardwood sections remain protected, maintaining the land's natural beauty and ecological integrity. This is a rare opportunity to own a large, thoughtfully managed parcel in coastal Georgia, ideal for those seeking a balance of recreation, conservation, and long-term land stewardship.

**Investment:**

\$1,986,600 or (\$1,925/acre)

**Tax ID:**

0027 0009001

**Agent:**

**Mark McMillan**  
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**Location/Directions:**

From Exit 49 off of I-95 (Darien GA exit). Travel west on State HWY 251, approximately 4 miles from I-95. Turn north (follow 251 Briardam Road). Parcel is on the left with two access points.

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.*

