

\$365,000 - 06 Old Augusta Rd, Clyo

MLS #SA336578

\$365,000

Bedroom, Bathroom,
Land on 45.56 Acres

N/A, Clyo, GA

45.5 Acres – Private Timber Tract in North Effingham County

This 45.5-acre tract offers the perfect blend of seclusion, natural beauty, and buildable land. Covered in a mix of planted pines and mature timber, the property features abundant upland with numerous potential homesites—ideal for creating your dream home in the quiet countryside of northern Effingham County.

Protected by deed restrictions to prevent future subdividing, this property ensures lasting privacy and character. Access is provided by a 60-foot deeded rear easement, with the option to pursue permitting for direct entry from the county dirt road, currently buffered by a small portion of wetlands. Whether you’re looking for a private estate site, recreational retreat, or long-term timber investment, this tract offers exceptional possibilities.



Essential Information

MLS #	SA336578
Price	\$365,000
Square Footage	1984594
Acres	45.56
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	06 Old Augusta Rd
Subdivision	N/A
City	Clyo
County	Effingham
State	GA
Zip Code	31303

Amenities

Utilities	Sewer Not Available
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Exterior

Exterior	Other
Construction	Other

Additional Information

Date Listed	August 15th, 2025
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Listing Details

Listing Agent	Benjamin H. Johnson
Listing Office	Land Unlimited, Inc.

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