

FOR SALE

BELMONT

Columbia County

1,626 +/- Acres

\$14,629,700 or \$9,000/AC



CROSBY

LAND COMPANY



Belmont is located 10 miles West of Augusta, GA along the I-20 corridor adjacent to the White Oak Commerce Park off Hwy 221 at exit 183. This 1,625 +/- acre property is currently zoned RA but could be rezoned and serve as a mega-site for multiple uses including residential or commercial development. The adjacent White Oak complex houses an Amazon distribution center and the Club Car manufacturing facility all within a short distance of this Belmont tract offering. City water is located at the site and borders along Morris-Callaway Road, which serves as the current access road to this property. This property offering is a rare opportunity to invest in a large contiguous tract located in the immediate path of economic growth.

FEATURES

- Timberland
- Cutover
- Pre-merchantable Pine Plantation
- Hunting
- Equestrian
- County/State Hwy
- Internal Roads
- Creeks/Streams
- City Water

DIRECTIONS

**Shown by
appointment
only**

CONTACT

ALEX NIXON

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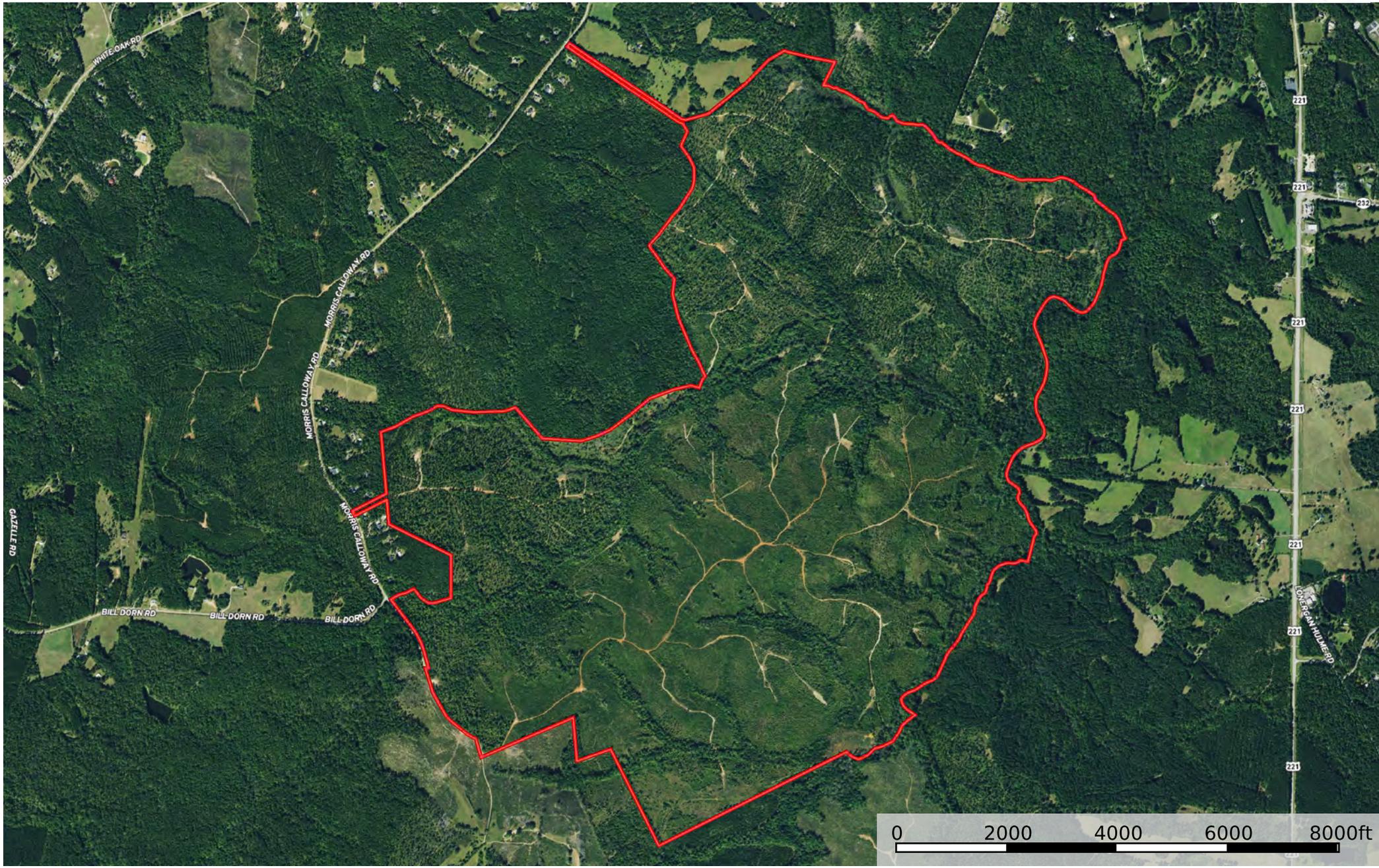
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 Boundary

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|  Boundary 1642.3 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|--------|-------|------|
| WhB | Wickham fine sandy loam, 2 to 6 percent slopes | 0.0 | 0.0 | 2e |
| CK | Chewacla and Congaree soils | 13.6 | 0.83 | 3w |
| CfE2 | Cecil sandy clay loam, 10 to 25 percent slopes, moderately eroded | 175.1 | 10.66 | 6e |
| CfC2 | Cecil sandy clay loam, 6 to 10 percent slopes, eroded | 237.2 | 14.44 | 4e |
| WeC | Wedowee loamy sand, 6 to 10 percent slopes | 147.4 | 8.97 | 3e |
| Wf | Wehadkee silt loam | 13.5 | 0.82 | 6w |
| EnD | Enon sandy loam, 10 to 15 percent slopes | 13.1 | 0.8 | 4e |
| WeB | Wedowee loamy sand, 2 to 6 percent slopes | 21.1 | 1.28 | 2e |
| WeE | Wedowee loamy sand, 15 to 25 percent slopes | 333.1 | 20.28 | 6e |
| MdE | Madison sandy loam, 10 to 25 percent slopes | 0.1 | 0.0 | 6e |
| CfB2 | Cecil sandy clay loam, 2 to 6 percent slopes, eroded | 186.3 | 11.35 | 3e |
| AkA | Altavista sandy loam, 0 to 2 percent slopes | 9.4 | 0.57 | 2w |
| HeC | Helena loamy coarse sand, 6 to 10 percent slopes | 39.1 | 2.38 | 3e |
| GeB | Grover sandy loam, 2 to 6 percent slopes | 10.6 | 0.64 | 2e |
| MdC | Madison sandy loam, 6 to 10 percent slopes | 6.4 | 0.39 | 3e |
| AmC | Appling sandy loam, 6 to 10 percent slopes | 43.3 | 2.64 | 3e |
| GeC | Grover sandy loam, 6 to 10 percent slopes | 11.4 | 0.69 | 3e |
| WeD | Wedowee loamy sand, 10 to 15 percent slopes | 239.4 | 14.58 | 4e |
| AmB | Appling sandy loam, 2 to 6 percent slopes | 19.0 | 1.15 | 2e |
| HeB | Helena loamy coarse sand, 2 to 6 percent slopes | 13.2 | 0.8 | 2e |
| Tv | Toccoa loam | 109.5 | 6.67 | 2w |
| MdB | Madison sandy loam, 2 to 6 percent slopes | 0.7 | 0.04 | 2e |
| TOTALS | | 1642.3 | 100% | 4.14 |



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