

**Rocky Bend Flint River Retreat**  
2909 Newton Hwy  
Newton, GA 39870

**\$3,750,000**  
74.660± Acres  
Baker County



**MORE INFO ONLINE:**

**[jonkohler.com](http://jonkohler.com)**



## Rocky Bend Flint River Retreat Newton, GA / Baker County

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### SUMMARY

#### Address

2909 Newton Hwy

#### City, State Zip

Newton, GA 39870

#### County

Baker County

#### Type

Hunting Land, Recreational Land, Riverfront, Business Opportunity

#### Latitude / Longitude

31.299844 / -84.34004

#### Bedrooms / Bathrooms

16 / 10

#### Acreage

74.660

#### Price

\$3,750,000

#### Property Website

<https://www.landleader.com/property/rocky-bend-flint-river-retreat-baker-georgia/49148>



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**PROPERTY DESCRIPTION**

**One of the Few Opportunities to Own on the Famed Flint River and Income Producing As Well!**

**Serene turn-key RV and Log Cabin Resort**

Nestled along the famed Flint River, Rocky Bend Flint River Retreat stands as a one-of-a-kind getaway with abundant recreation and outstanding short-term rental income. The 74.66+/- acres located in Baker County, Georgia is a turn-key resort with 13 log cabins/cottages, RV hookups, wedding/gathering pavilion, and more, with 4,000 ft frontage on the Flint River. This is a rare opportunity on a unique, turn-key income-producing property.

Whether fishing from a boat in the water or enjoying a morning cup of coffee on the porch of one of the cabins-cottages while watching the sunrise, the hidden beauty of nature is found abundantly at Rocky Bend.

Rocky Bend is currently run as a family-owned and operated retreat. There are 13 cabin/cottages currently operated as short-term and long-term rentals, ranging from furnished to unfurnished, elevated, or ground level, with one handicap-accessible option. There are a total of 16 bedrooms and 10 restrooms, and the cabins are primarily of log board siding with aluminum roofs to perfectly compliment the surrounding naturescapes.

The property also has 41 full and 3 partial RV hookups (back-in and pull-through spots). All of the RV hookups, whether full or partial, are wired for both 30 and 50 amps, have water, and the full hookup spots have septic. There is also a coin-operated laundry and bathroom/shower facility, as well as a dump station for campers on the grounds.

The property also has an indoor pavilion/clubhouse with a seating capacity of up to 80 people. It has a full kitchen, restrooms, tables, and chairs, and is built out of the wood harvested from the property. It is perfect for reunions, weddings, and large gatherings. There are numerous wedding ceremony spaces on the property, from the pavilion to its quaint outdoor gazebo to scenic riverside backdrops and more. Other improvements include an office, private boat ramp, shelters, small playground, a cell tower site, a recreation area, solar panels, 6 wells and 30 septic tanks. Also included is additional equipment and tools for operating and maintaining this dynamic property.

Rocky Bend is offered turn-key with furniture, linens, a pontoon boat, canoes/kayaks, picnic tables, fire pits, equipment, tools, etc.

For more information visit [jonkohler.com](http://jonkohler.com)



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**MORE INFO ONLINE:**

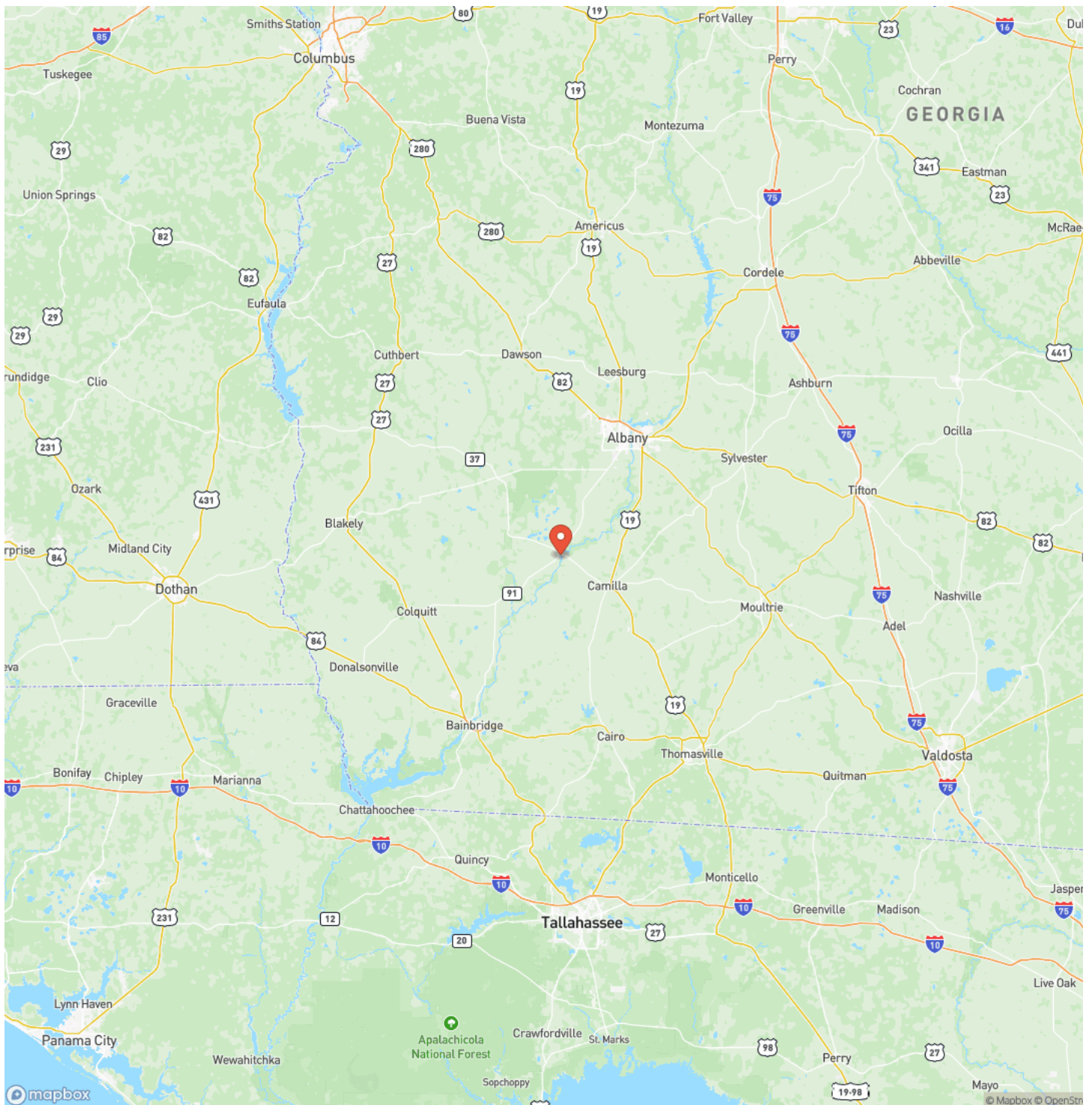
**[jonkohler.com](http://jonkohler.com)**

## Locator Map





## Locator Map

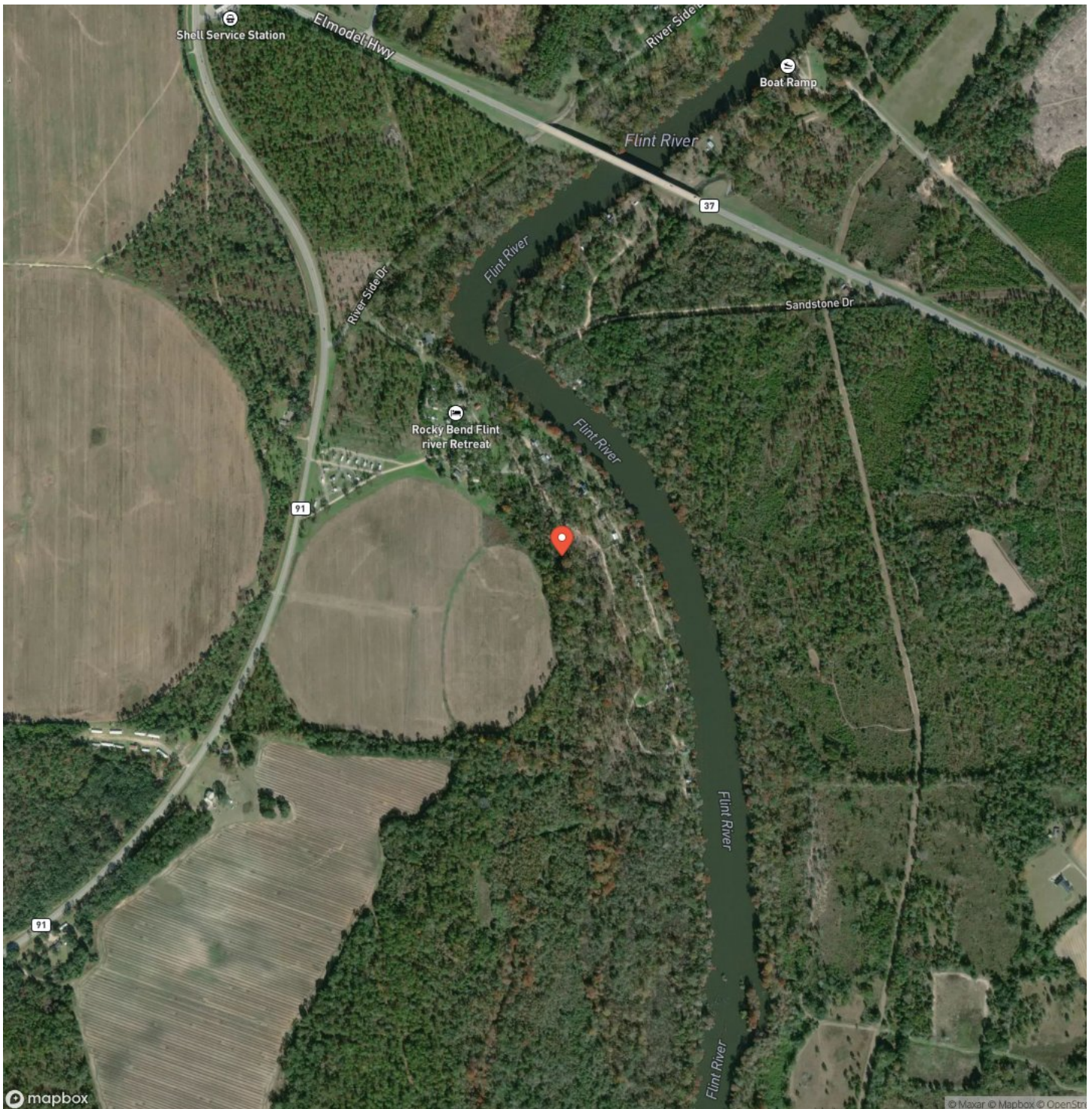


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## Satellite Map



## Rocky Bend Flint River Retreat Newton, GA / Baker County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jon Kohler

## Mobile

(850) 508-2999

## Email

land@jonkohler.com

**Address**

434 SW Mt Olive Church Rd

## City / State / Zip

Lamont, FL 32336

## NOTES

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**MORE INFO ONLINE:**

**jonkohler.com**



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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