



CAMP JOSEY
RICHMOND COUNTY, GA
533.05 +/- ACRES
2,662,585



PROPERTY DESCRIPTION

This expansive property is located atop a scenic ridge within the city limits of Augusta, GA. The land features diverse topography, with several power lines running through the tract. It boasts a thriving quail habitat supported by a well-established stand of natural longleaf pine. The tract offers more than 500 feet of frontage along US Highway 1 and is just 4 miles from Gate 5 at Fort Gordon. With its combination of recreational appeal and developmental potential, this property provides a variety of exciting possibilities.

****This property is zoned (HI) Heavy Industry. There is a special zone for the repurposing of asphalt, concrete, and wood on this tract. The mining of sand and kaolin is allowed. ****

PROPERTY FEATURES:

- Electric Service
- Internal Road System
- Development Potential
- Natural Pine & Hardwood

DIRECTIONS:

From I-520 at the Deans Bridge Road Exit, travel just over 8 miles to the top of the hill and the property will be on the left, southeast side.

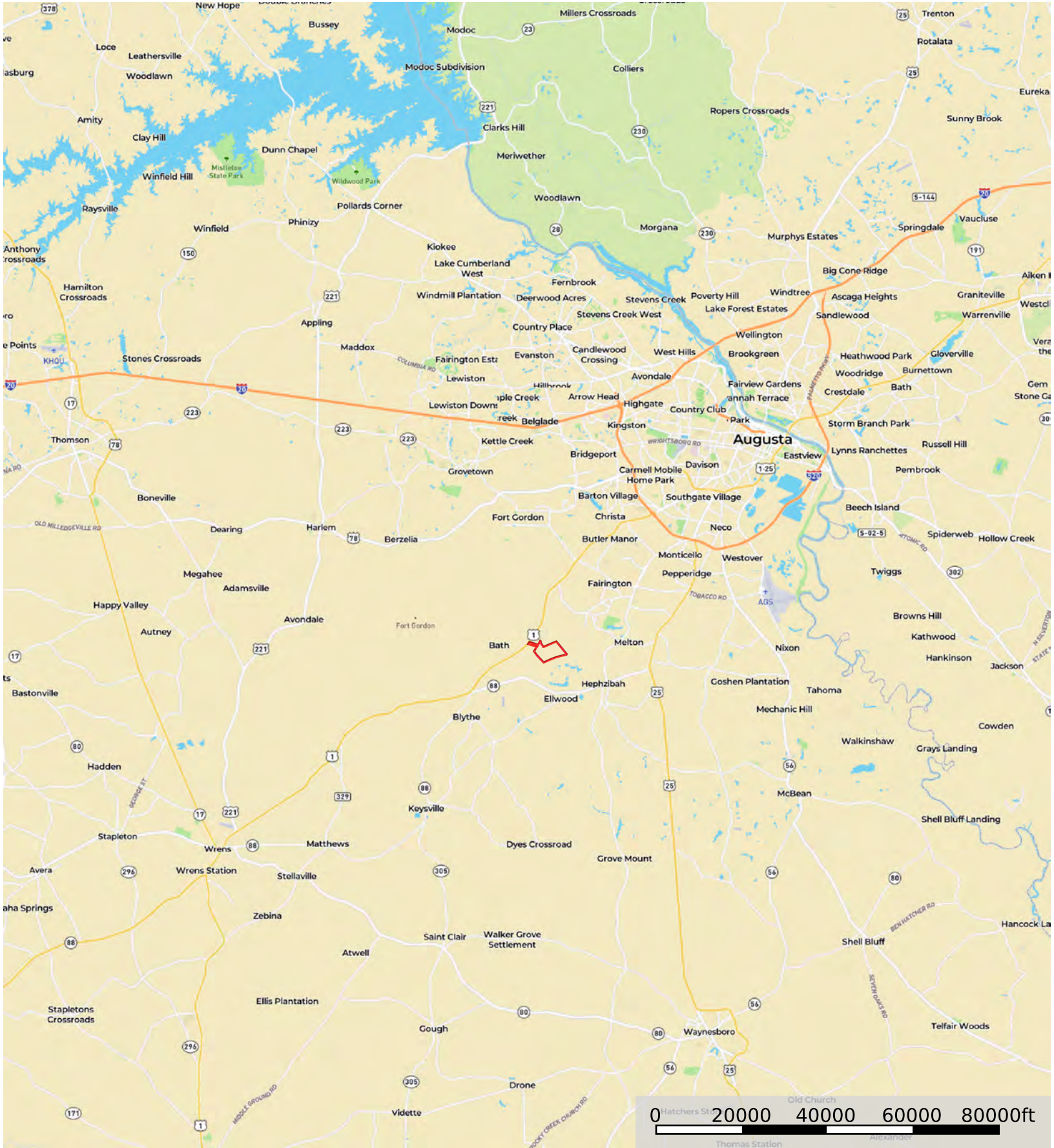
CONTACT

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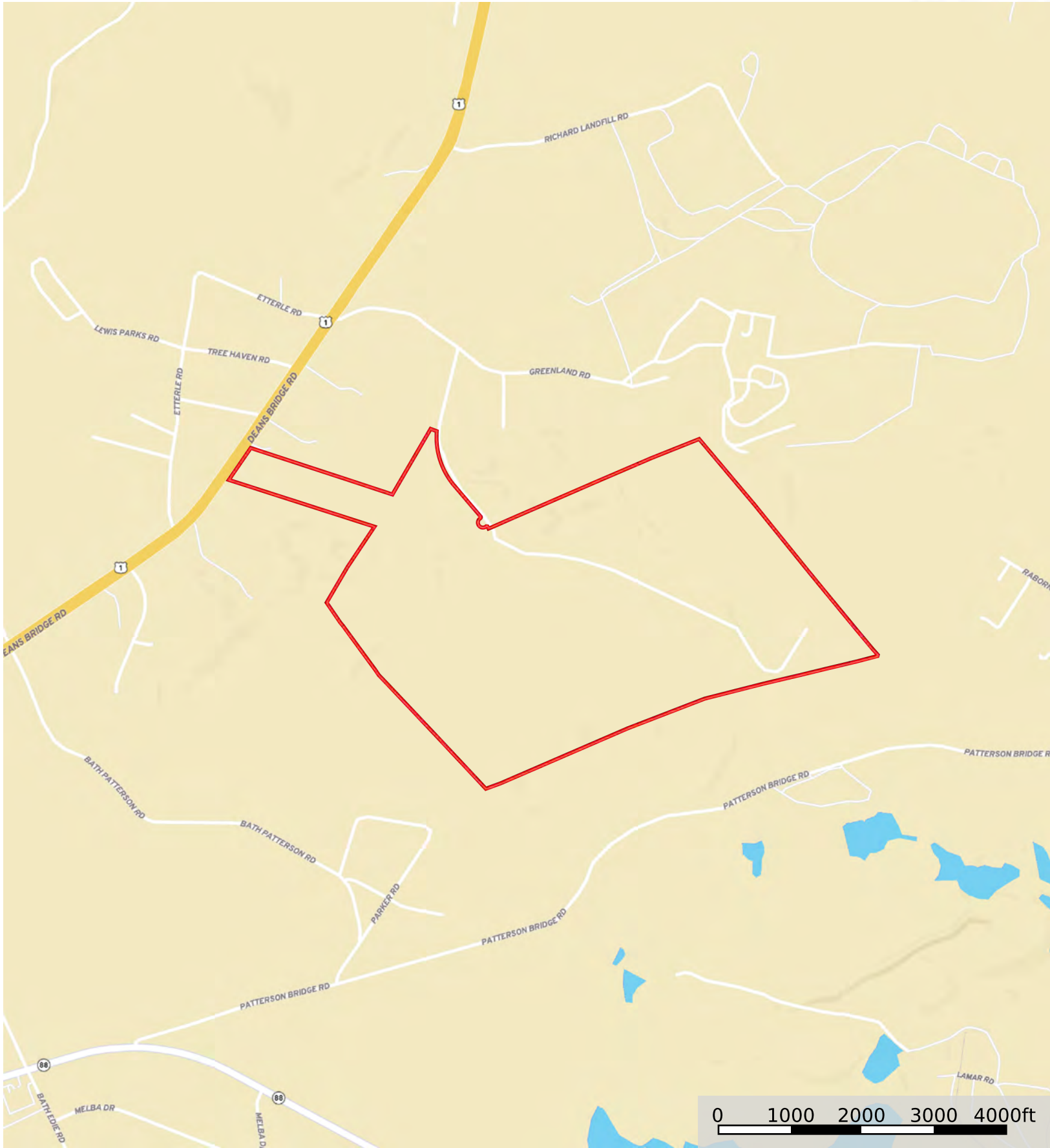
Email: alexnixon@crosbylandco.com

www.CrosbyLandCo.com



Boundary


Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.



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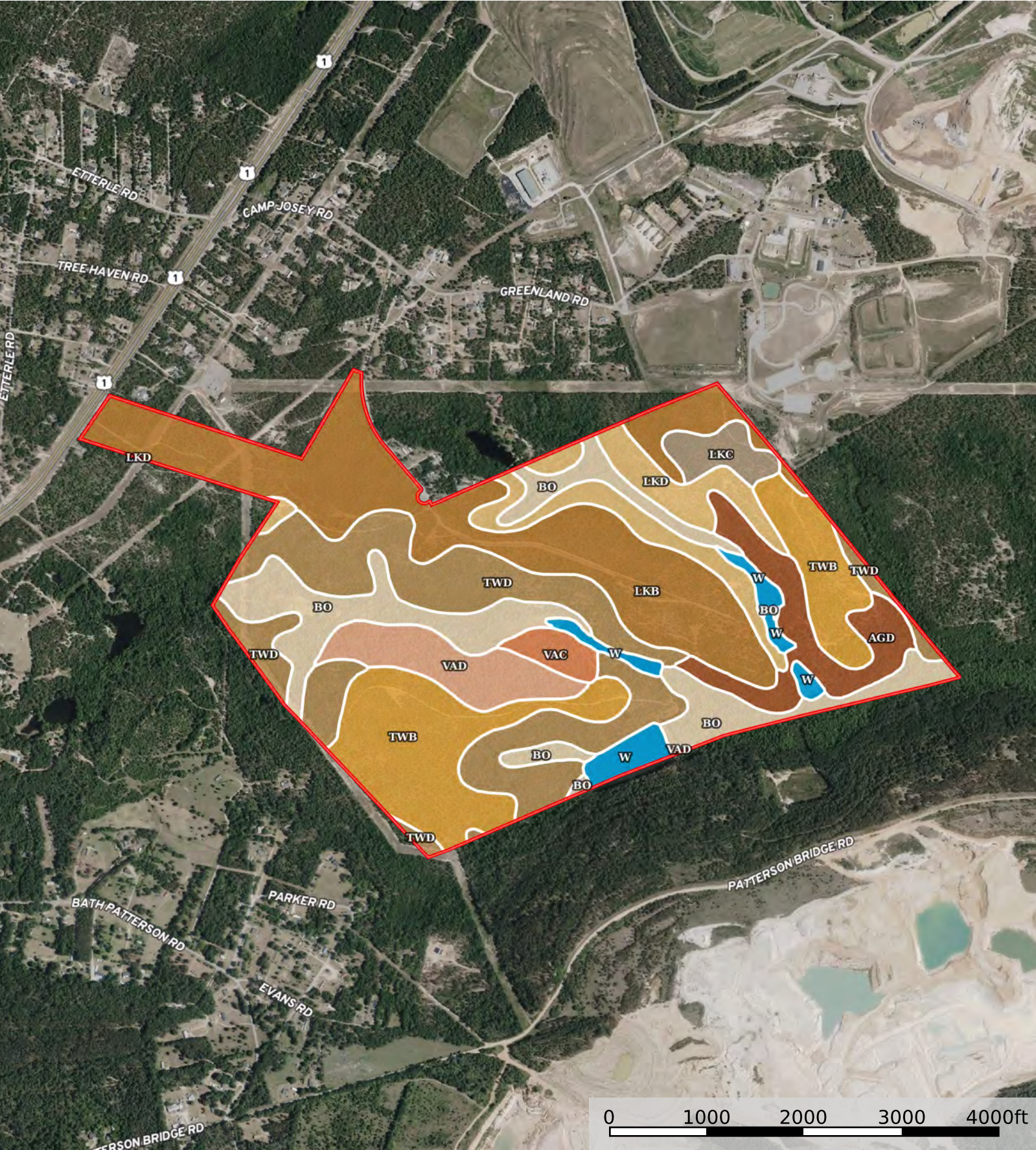
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LkB	Lakeland sand, 2 to 5 percent slopes	127.8 4	24.74	0	34	4s
TwD	Troup fine sand, 10 to 17 percent slopes	102.4 3	19.82	0	38	6s
TwB	Troup fine sand, 1 to 5 percent slopes	80.57	15.59	0	42	3s
BO	Bibb and Osier soils	72.11	13.96	0	36	5w
LkD	Lakeland sand, 10 to 17 percent slopes	39.22	7.59	0	32	7s
AgD	Ailey loamy sand, 8 to 12 percent slopes	32.75	6.34	0	27	6s
VaD	Vaucluse-Ailey complex, 8 to 17 percent slopes	27.19	5.26	0	35	4e
W	Water	16.02	3.1	0	-	-
LkC	Lakeland sand, 5 to 10 percent slopes	10.85	2.1	0	34	6s
VaC	Vaucluse-Ailey complex, 5 to 8 percent slopes	7.71	1.49	0	36	3e
TOTALS		516.6 9(*)	100%	-	34.75	4.79

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.