

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:

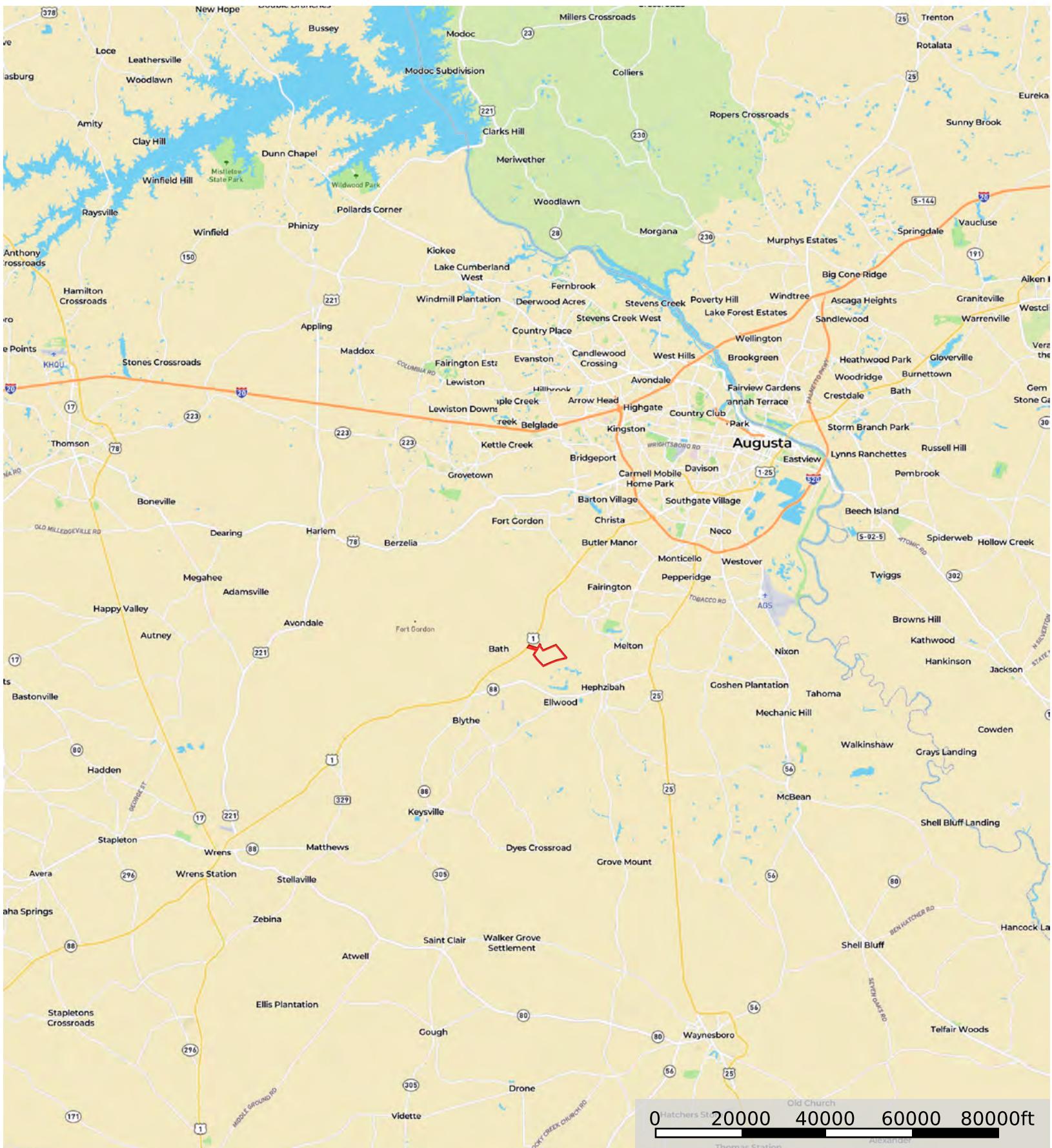
From I-520 at the Deans Bridge Road Exit, travel just over 8 miles to the top of the hill and the property will be on the left, southeast side.

CONTACT

Alex Nixon
O: 843-782-5700 | M: 706-840-3739
Email: alexnixon@crosbylandco.com
www.CrosbyLandCo.com

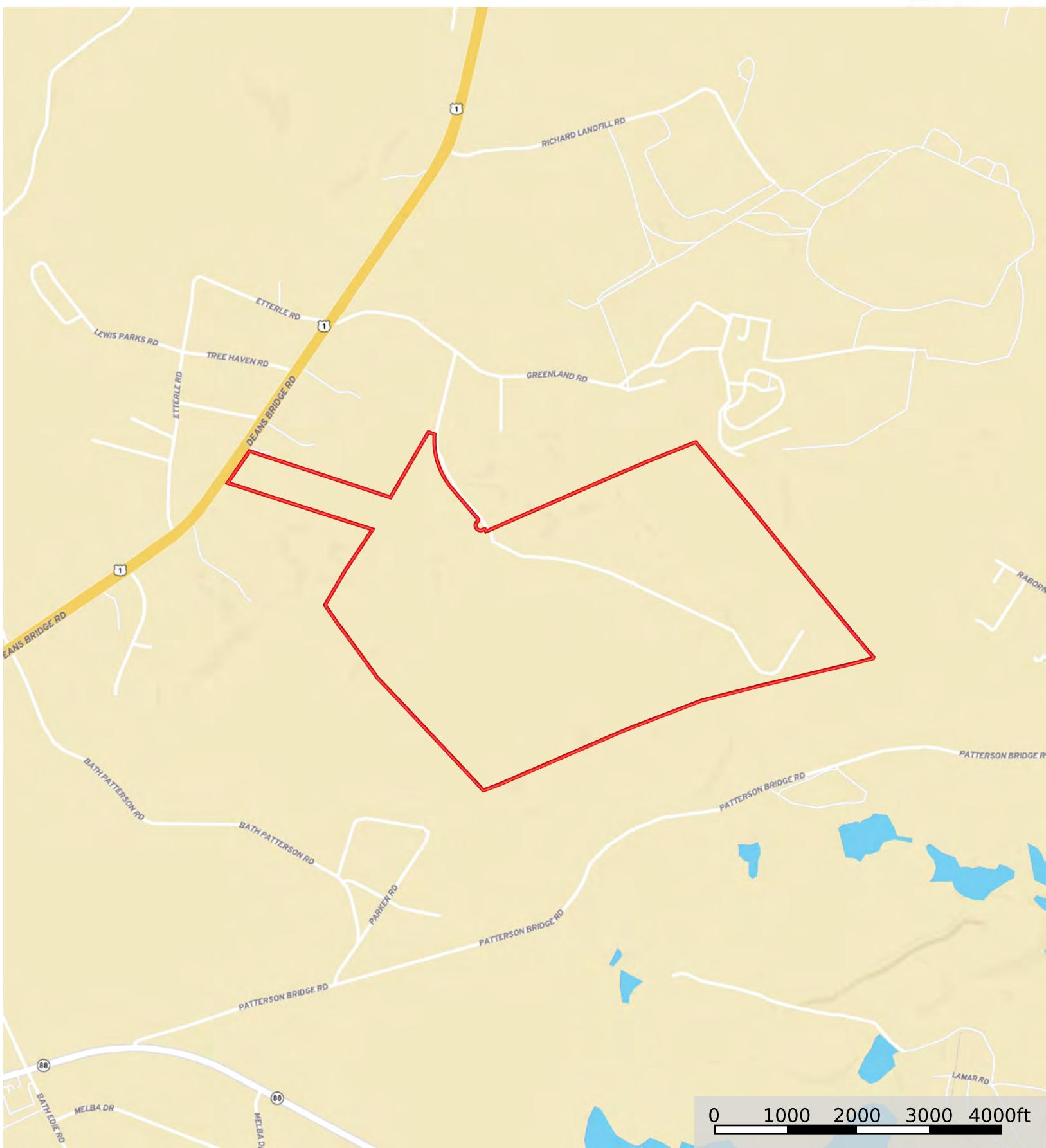
Camp Josey

Richmond County, Georgia, 533.05 AC +/-



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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Todd Crosby

P: 8437825700

Crosbylandco.com



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| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-----|-------|------|
| LkB | Lakeland sand, 2 to 5 percent slopes | 127.84 | 24.74 | 0 | 34 | 4s |
| TwD | Troup fine sand, 10 to 17 percent slopes | 102.43 | 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 | | 516.69(*) | 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.