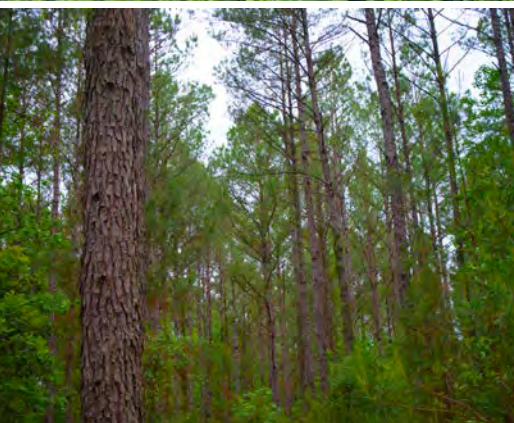




THREE LAKES FARM MCINTOSH COUNTY, GA

320 +/- ACRES
\$1,920,000



PROPERTY DESCRIPTION

Opportunities like Three Lakes Farm are increasingly rare along the Georgia coast. Located in McIntosh County just east of Interstate 95 along the U.S. Highway 17 corridor, this 320± acre offering represents a true legacy-scale holding in a region experiencing rapid growth and limited supply of high-quality recreational land.

Surrounded by the coastal communities of Shellman Bluff, Pine Harbor, and Fair Hope, the property offers both privacy and proximity, an increasingly difficult combination to find. Three Lakes Farm delivers the quintessential coastal landscape with towering live oaks draped in Spanish moss, diverse hardwood bottoms, and mature pine uplands, all supporting a rich population of wildlife. At its core are three private freshwater lakes totaling 21± acres, offering outstanding bass fishing along with bluegill, shellcracker, and warmouth. Few properties offer this level of private water in such a prime coastal setting.

The property is equally suited for recreation and long-term residential use. Whether as a private hunting and fishing retreat, a family compound, or a permanent residence, the setting is both functional and inspiring. A 1,500± square foot home is in place, and an established internal road system combined with frontage along U.S. Highway 17 and Tram Road provides excellent access throughout.

Beyond the property itself, the location elevates the experience. Within minutes, owners can access public boat landings on the South Newport River and the Sapelo River, unlocking some of the best saltwater fishing, shrimping, and crabbing on the Georgia coast.

What truly distinguishes Three Lake Farm is its long-term protection and integrity. Approximately 303± acres are secured under a conservation easement with Atlantic Coast Conservancy, ensuring the property can never be subdivided or fragmented. This guarantees lasting privacy, preserved habitat, and protection from the encroachment of coastal development, while still allowing for traditional land uses such as forestry, hunting, farming and additional residential improvements within designated areas. The remaining 17± acres, including the primary homesite and surrounding canvas are not encumbered.

In a coastal market where large, intact tracts are steadily disappearing, Three Lake Farm stands as a protected, private, and irreplaceable asset.

Distances:

- Savannah GA. – 45 miles
- Brunswick GA. – 39 miles
- St. Simons Island GA. – 41 miles
- Jacksonville FL. – 99 miles

Offering Condition:

All structures and improvements are being sold “as is,” with no representations or warranties by the seller.

Land Information:

- Address: 1233 Tram Rd NW, Townsend, GA, 31331
- TMS #: 0046 0038 (Homesite) & Portion of 0046 0036
- Well and Septic
- Electrical Service - Coastal Electric Cooperative
- Zoning: AF- General Agriculture Forestry District

School System:

- Public Schools
 - Todd Grant Elementary
 - McIntosh County Middle
 - McIntosh High School
- Private Schools
 - Heritage Christian Academy Brunswick, GA K-12
 - Brunswick Christian Academy Brunswick, GA K-12
 - St. Francis Xavier Catholic School Brunswick GA K-8

****Copy of conservation easement available upon request****

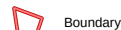
CONTACT

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www.CrosbyLandCo.com



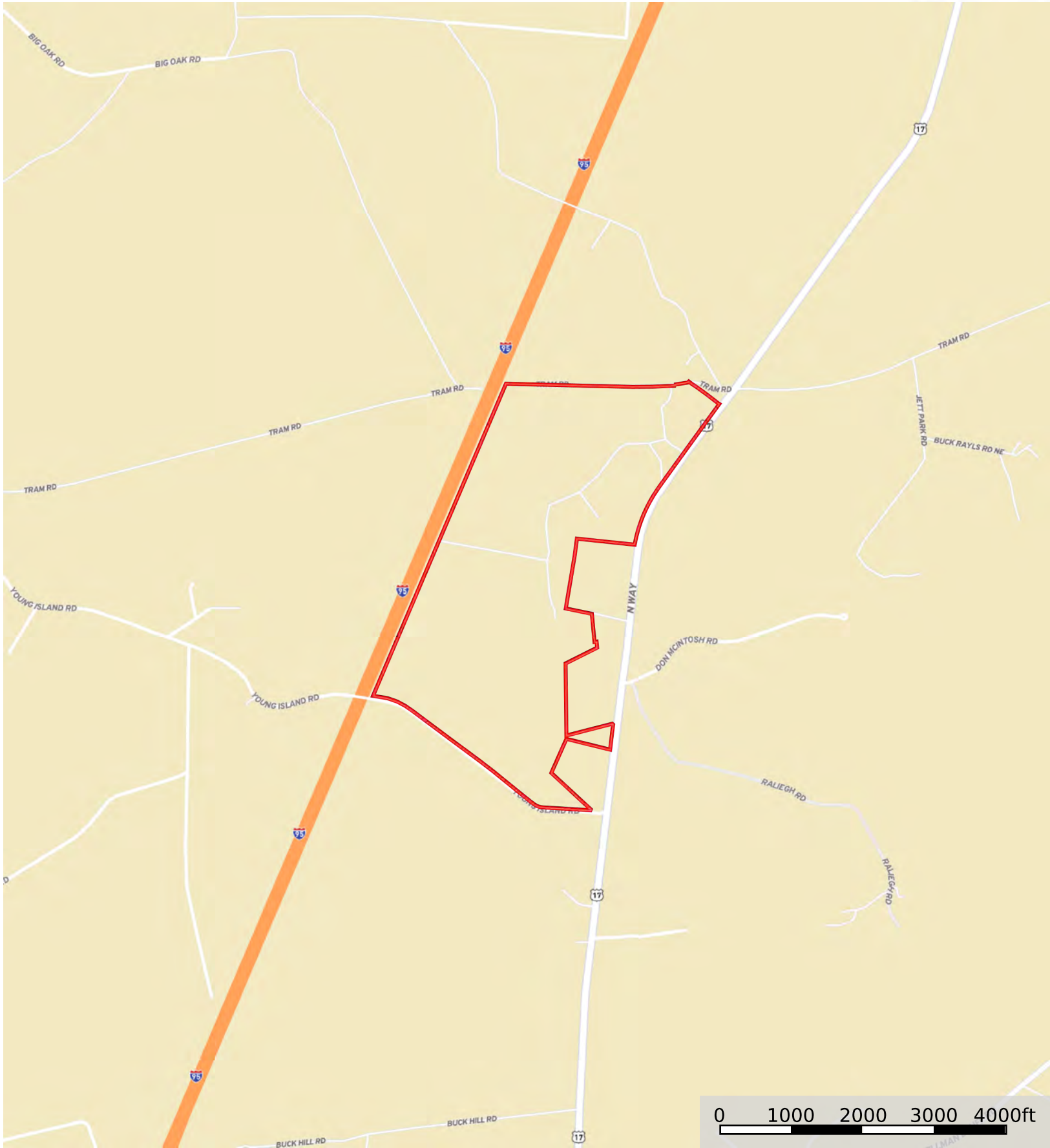
Todd Crosby
P: 8437825700 Crosbylandco.com



The information contained herein was obtained from sources deemed to be reliable.

Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Three Lakes Farm
McIntosh County, Georgia, 320 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.



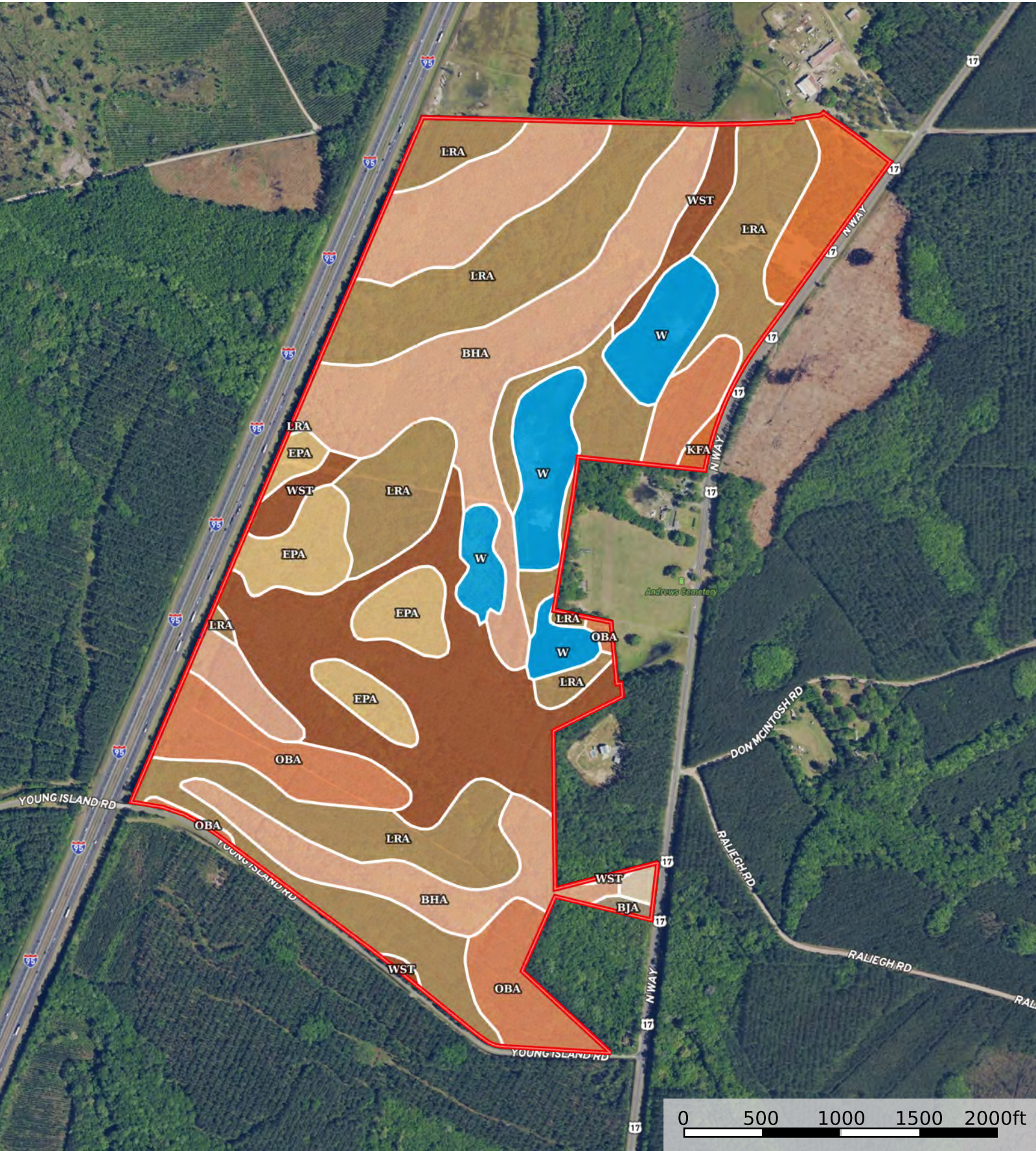
Boundary 1 1 Boundary

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| Boundary 315.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LrA	Leon fine sand, 0 to 2 percent slopes	100.0	31.66	0	25	4w
BhA	Bayboro clay loam	76.77	24.3	0	41	6w
Wst	Weston loamy sand, thick surface	53.21	16.84	0	41	5w
ObA	Ona fine sand	29.79	9.43	0	45	3w
W	Water	24.89	7.88	0	-	-
EpA	Eulonia-Fairhope loamy fine sands, thick surfaces, 0 to 2 percent slopes	19.26	6.1	0	50	3w
KfA	Klej fine sand, 0 to 2 percent slopes	10.16	3.22	0	36	3s
RkA	Rutlege fine sand	1.04	0.33	0	25	7w
BjA	Bladen loam and clay loam	0.76	0.24	0	37	5w
TOTALS		315.88(*)	100%	-	33.41	4.52

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

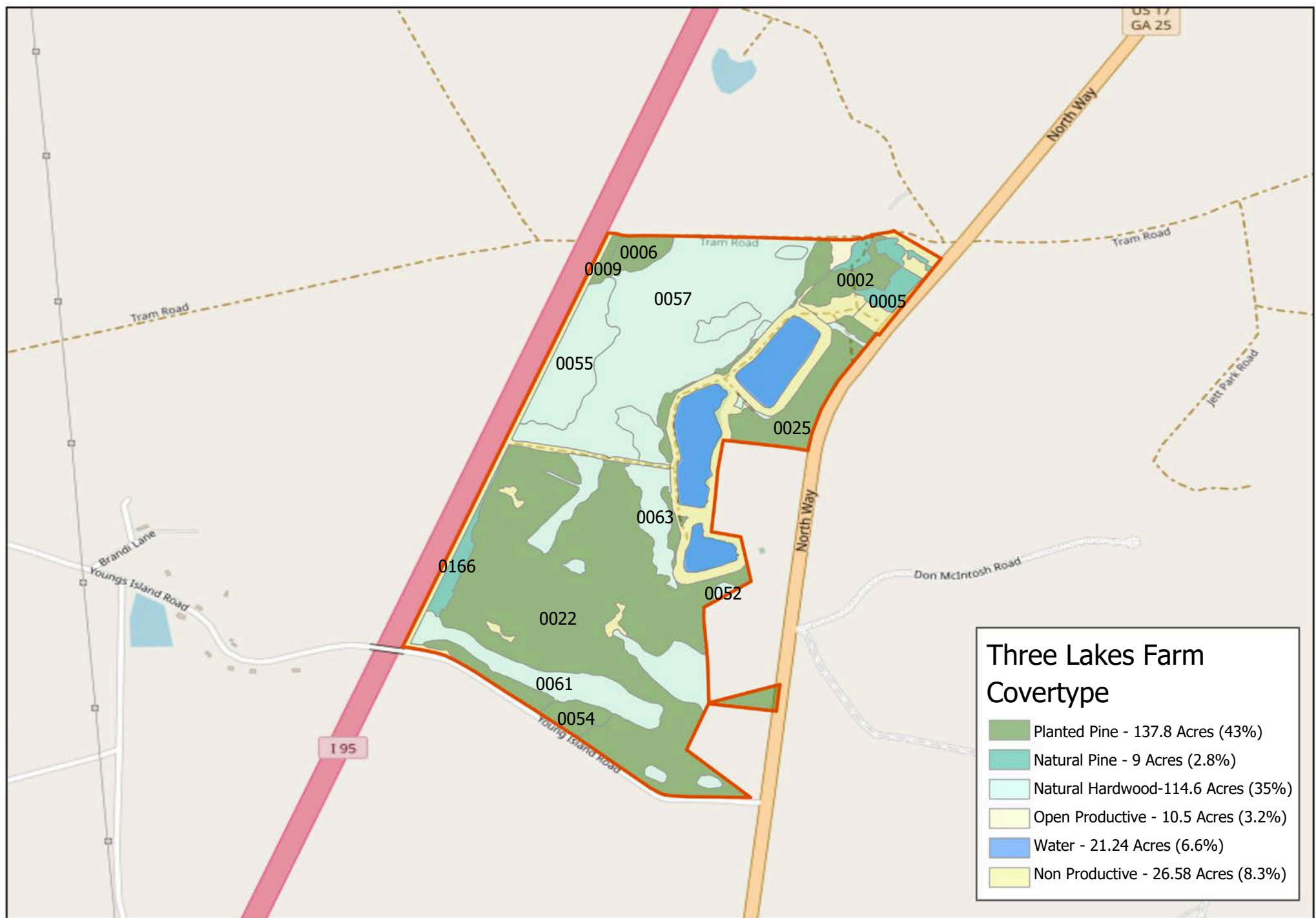
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



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0 0.08 0.16 0.32 0.48 0.64 Miles