

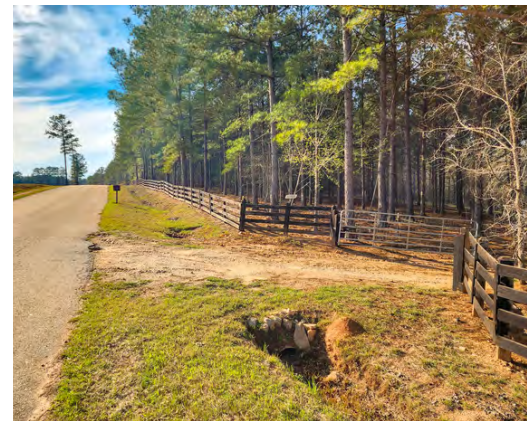
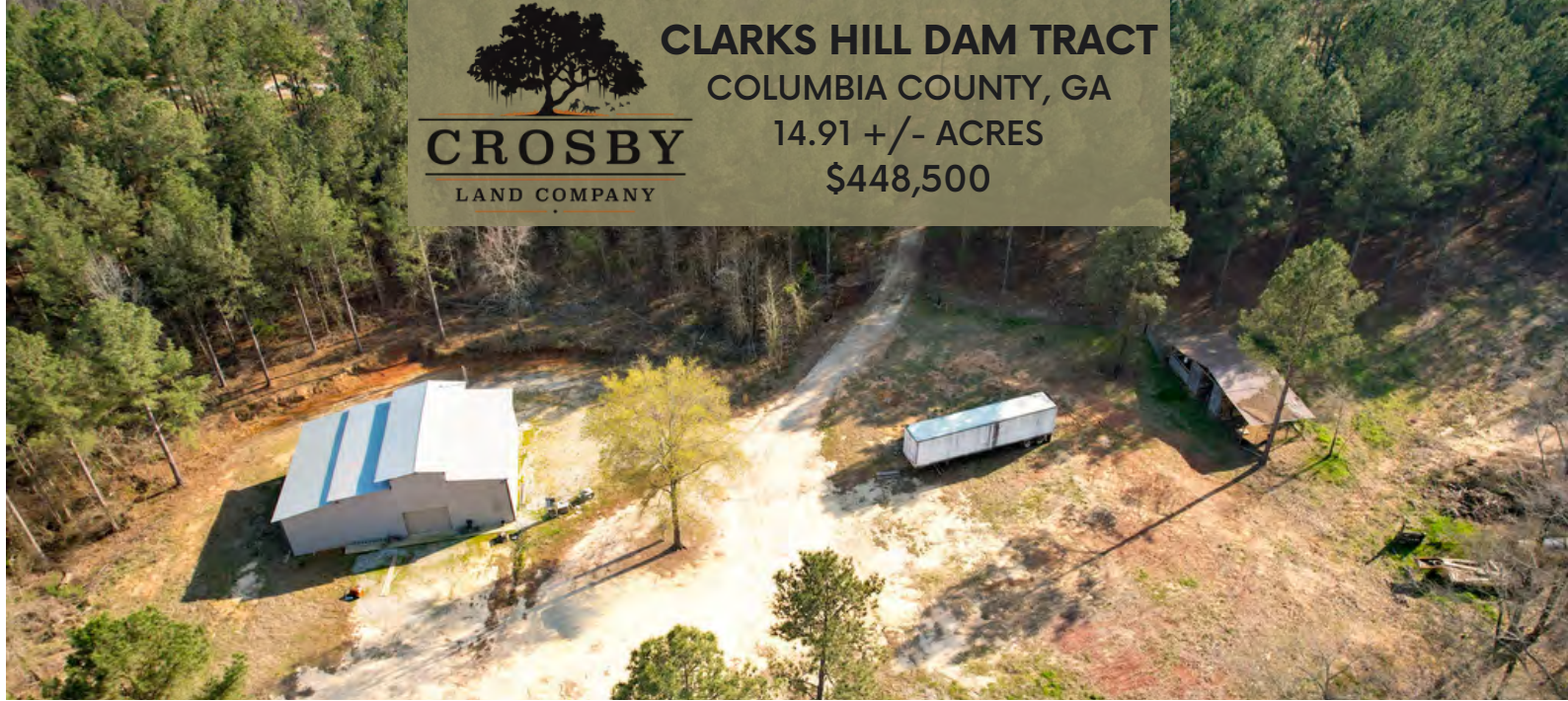


CLARKS HILL DAM TRACT

COLUMBIA COUNTY, GA

14.91 +/- ACRES

\$448,500



PROPERTY DESCRIPTION

This property offers quiet rural living while being within minutes of Lake Thurmond (Clarks Hill) and the Savannah River. With public boat ramps less than 5 miles away on the lake, and just below the dam on the river, you will have access to 71,000 acres of lake water and 240 miles of river water until you meet the Atlantic Ocean. These waters play host to great fishing, boating, water sports, and endless amounts of family fun. This property is one of the largest and last remaining vacant lots on this dead-end road that backs up to Corp of Engineers land. Backing up to Corp land ensures there will never be a neighborhood developed behind this property, providing the new owners access to 335 acres of hunting and fishing under Corp regulations. Along with the great location, the completely fenced-in property offers the opportunity for a small hobby farm, horses, livestock, or simply a safe place for their dogs to roam without worry. There is a small stable ready for use along with a pump house/shed and a large barn. The barn has been partially built out on the inside to leave plenty of room for the new owner's to make the project their own. The barn has an addition on one side to house a camper (with hookups in place) or to store a boat. The barn could be completed into a barn-dominium or there is still plenty of room on the property for a homesite. With all of the utilities and most of the site prep completed, this property is ready for just about anything.

PROPERTY FEATURES:

- 20x50 stable
- Rock driveway
- 30x17 pump house/shed on concrete
- Underground power, well, & septic tank
- Split-rail fence across the front of the property
- Natural drainage ditch across the middle of property
- Close proximity to Lake Thurmond & the Savannah River
- 60x48 barn partially built out with a loft apartment & camper hookups

DIRECTIONS:

From Evans Ga take GA 104 W/Washington Rd 10.4 miles to Pollards Corner. Take a left at Pollards Corner and head north on US-221 N towards GA 150 for 4 miles. Turn right onto Linder McCurdy Rd and travel .9 miles to the property.

CONTACT

Matthew Bland

C: 912.690.2988

Email: matthewbland@crosbylandco.com

www.CrosbyLandCo.com



Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



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