

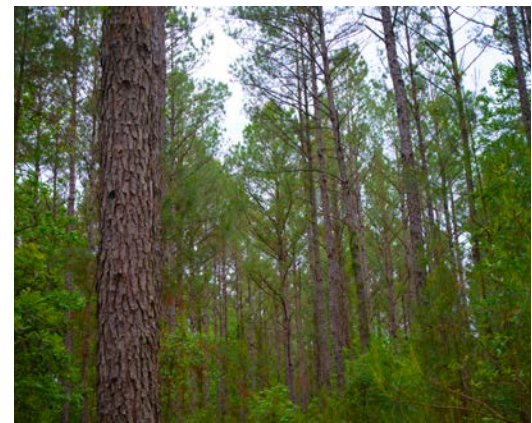


THREE LAKES FARM

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

Todd Crosby, BIC, ALC

O: 843-782-5700

Email: toddcrosby@crosbylandco.com

www.CrosbyLandCo.com