

Sheffield Island on Saddlers Creek Bluff  
Simons Bluff Rd.  
Woodbine, GA 31569

**\$4,950,000**  
471.460± Acres  
Camden County





**Sheffield Island on Saddlers Creek Bluff**  
**Woodbine, GA / Camden County**

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**SUMMARY**

**Address**

Simons Bluff Rd.

**City, State Zip**

Woodbine, GA 31569

**County**

Camden County

**Type**

Undeveloped Land, Lot, Business Opportunity

**Latitude / Longitude**

30.851014 / -81.615206

**Acreage**

471.460

**Price**

\$4,950,000

**Property Website**

<https://www.cartergroupland.com/property/sheffield-island-on-saddlers-creek-bluff-camden-georgia/62382/>



## **Sheffield Island on Saddlers Creek Bluff**

### **Woodbine, GA / Camden County**

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#### **PROPERTY DESCRIPTION**

Sadlers Creek Bluff at Sheffield Island is an exceptional 471-acre property, located in a prime location just 6 miles away from I-95 and within a 35-40 minute drive from Jax airport. This stunning property boasts 242 upland acres, with the entire upland area covered in a pristine natural forest that features beautiful live oaks and virgin pines.

The property is bordered by 14,000ft of marsh and deepwater frontage on Saddlers Creek, with an additional 1400ft of bluff frontage on the creek. This unique topography provides breathtaking views of the water and the surrounding landscape, making it a true gem for nature lovers and outdoor enthusiasts.

One of the standout features of Sadlers Creek Deepwater Bluff is its close proximity to Cumberland Island and the ocean, which can be reached within 30-40 minutes by boat. This makes it an ideal location for those who enjoy fishing and hunting, with ample opportunities to explore the nearby waters and wildlife.

Furthermore, the property is conveniently located near city water, which could make it an excellent development tract. This, combined with its stunning natural beauty and unique topography, makes it an attractive investment opportunity for those looking to develop their own private estate or retreat.

Overall, Sadlers Creek Deepwater Bluff is a truly remarkable property that offers the perfect blend of natural beauty, convenience, and development potential. With its pristine forest, water frontage, and abundant wildlife, it is a rare find that is sure to appeal to anyone looking for a unique and beautiful place to call home.

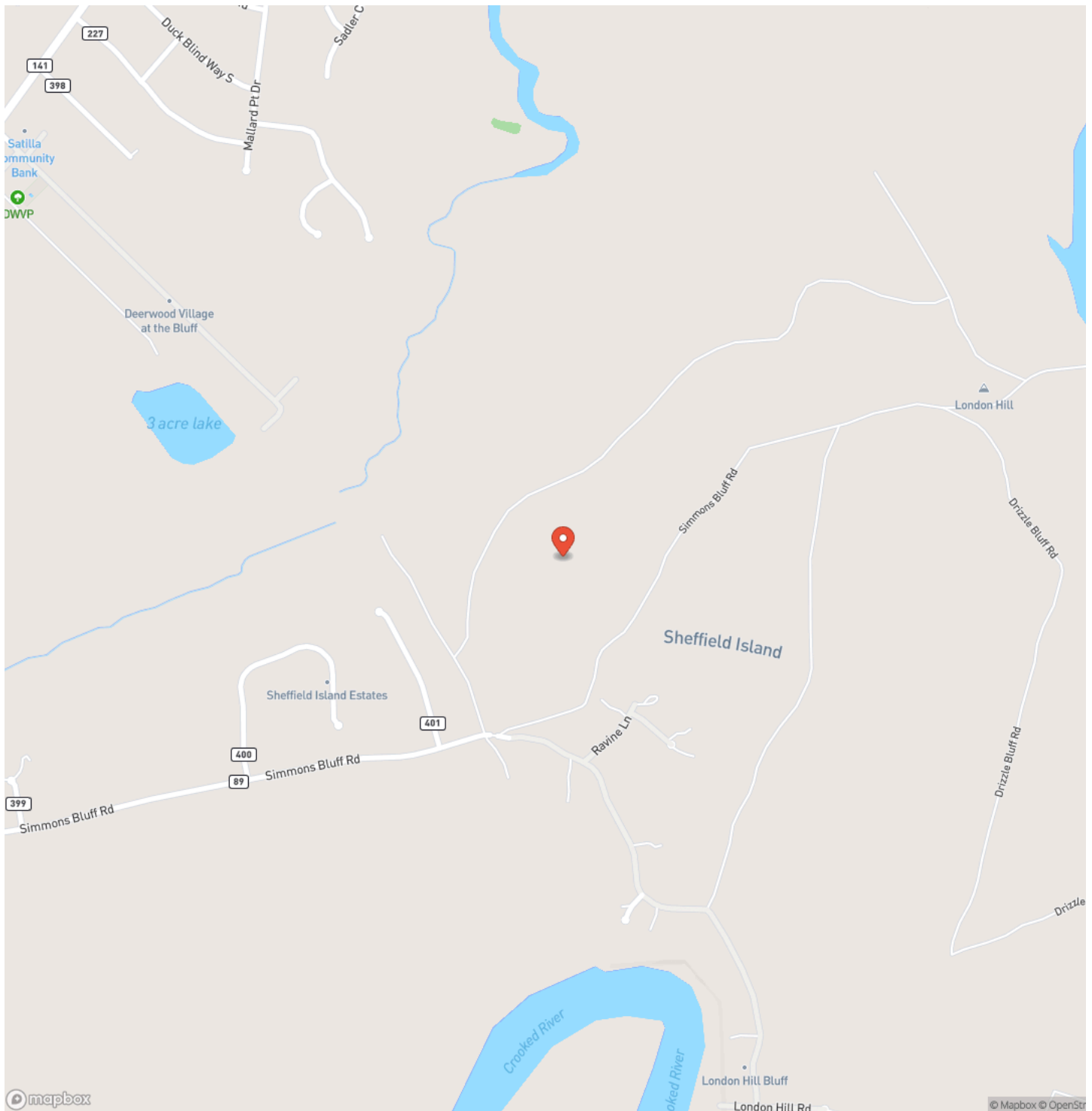


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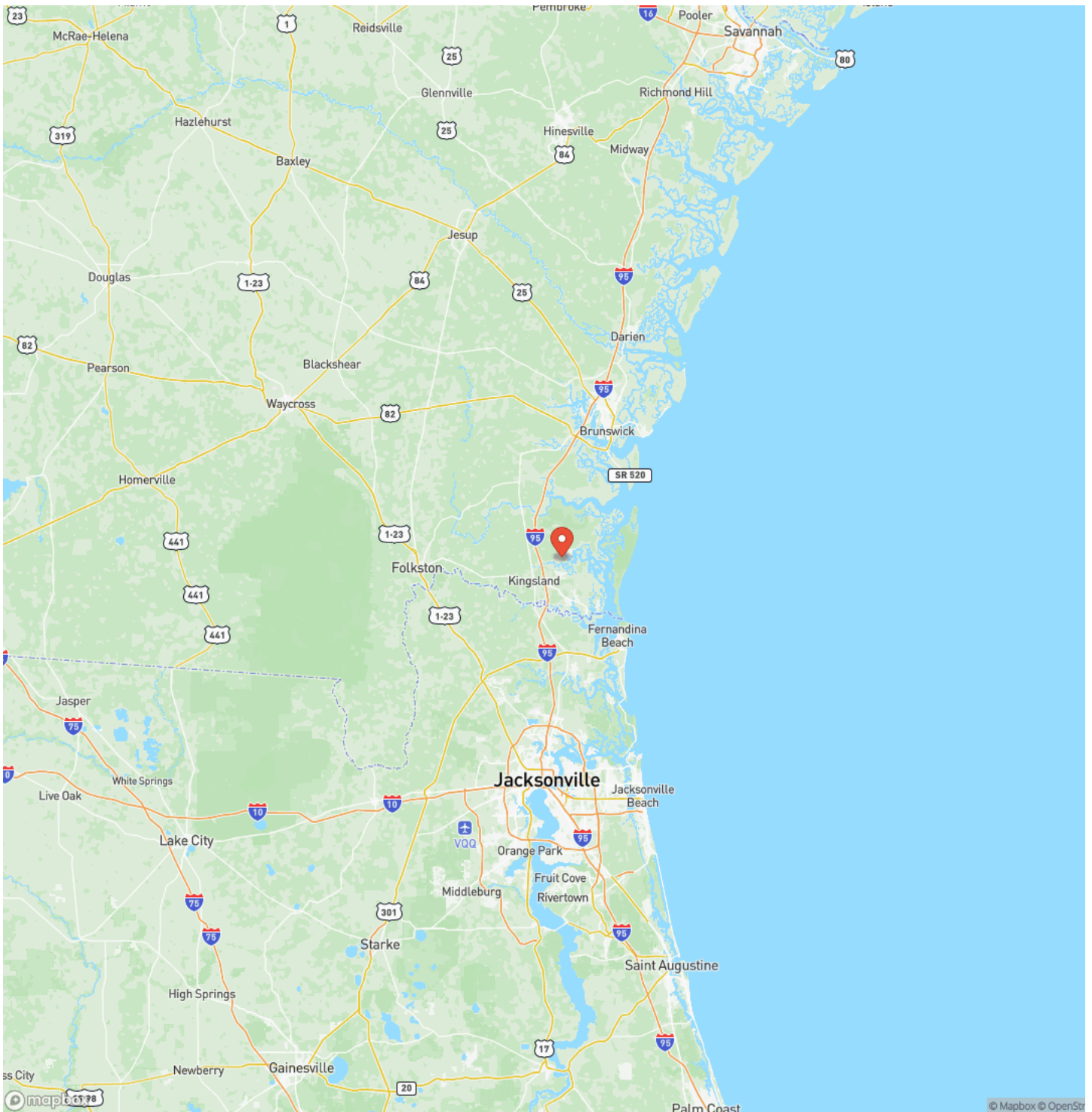


## Locator Map



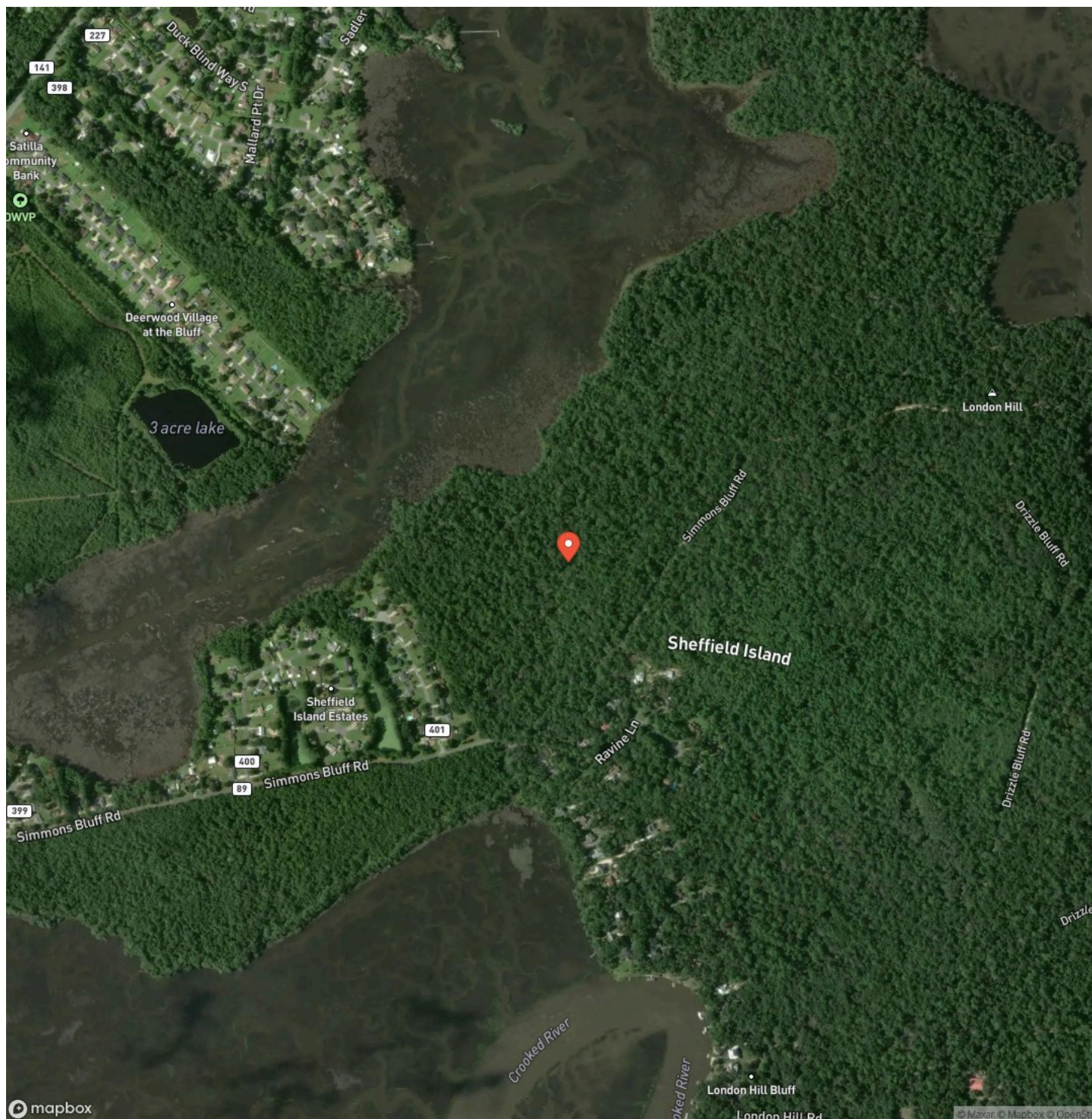


## Locator Map





## Satellite Map



**Sheffield Island on Saddlers Creek Bluff**  
**Woodbine, GA / Camden County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Ryker Carter

## Mobile

(912) 575-7766

## Office

(912) 551-8349

## Email

ryker@cartergroupland.com

**Address**

122 Island Professional Park

## City / State / Zip

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Carter Group**  
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Saint Simons Island, GA 31522  
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