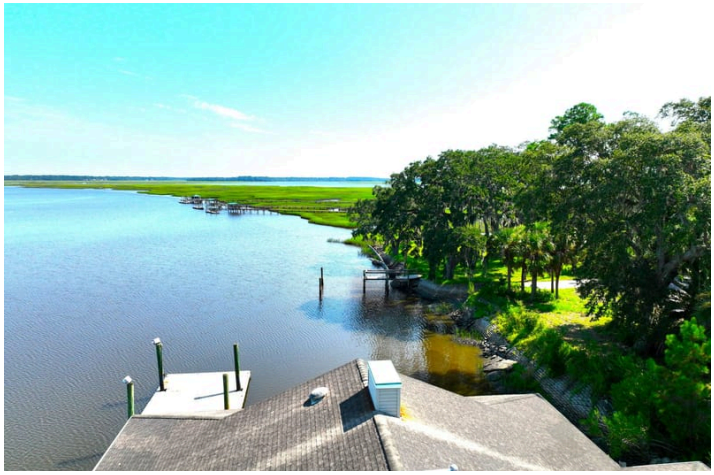
5+/- Acres Deepwater Riverfront Property in St.Marys, GA
1205 Mush Bluff Rd
Saint Marys, GA 31558

$1,200,000
5.14± Acres
Camden County







SUMMARY

Address
1205 Mush Bluff Rd

City, State Zip
Saint Marys, GA 31558

County
Camden County

Type
Recreational Land, Riverfront, Lot

Latitude / Longitude
30.847147 / -81.571903

Taxes (Annually)
$7,245

Acreage
5.14

Price
$1,200,000

Property Website
www.mossyoakproperties.com







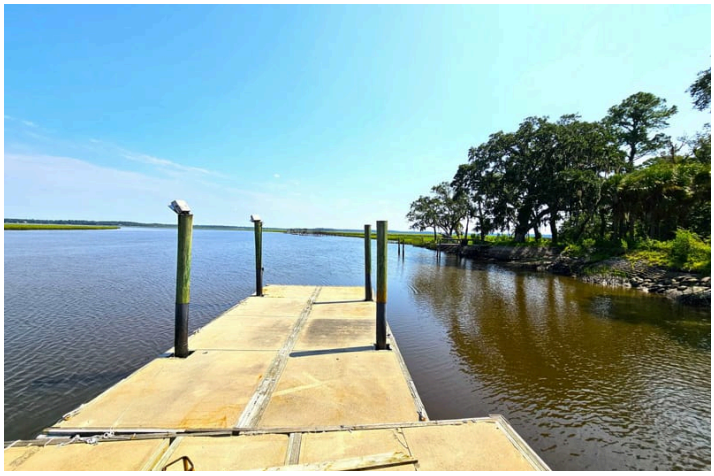
PROPERTY DESCRIPTION

5+/- Acres Deepwater on Crooked River in Camden County, GA

5 Prime Acres Waterfront Property with Giant Live Oaks overlooking the Crooked River in St.Marys, GA. This property was the site of a sprawling estate that was destroyed by a house fire approximately 10 years ago, now just a foundation. The property has a private concrete boat ramp, a 2800+/-sqft boathouse & lift (needs repair), 20x40 concrete floating dock. The River frontage is unmatched with plenty of depth for even the largest sport fishers. Completely unrestricted access from the Dock to the ICW (7.5 miles away) and the inlet at the Cumberland Sound (15+/- miles away) there are no clearance issues or draft problems. Protected by Cumberland Island National Seashore, this property provides good protection from storms. An easy boat ride to Amelia Island / Fernandina Beach, FL or Jekyll Island / St.Simons Land to the North. With a new home and some renovations to the existng structures this property could once again be the premier waterfront property in the area. This property has 380'+- of direct frontage on the river with an average of a 6' bluff overlooking the water, with another 300'+- feet of marsh frontage.

- **5**+/- Acres on the River
- Covered in Mature Live Oaks
- 380+/-Feet of Deepwater Frontage on Crooked River
- 680+/- Feet of Marsh & River Frontage
- **7.5 Miles** to Intercoastal Waterway
- **15+/- miles** to the Cumberland Sound & Atlantic Ocean
- Existing Private Concrete Boat Ramp
- Two Docks on the Property
- 2,800 sqft Boathouse (In need of renovation)
- No HOA, Covenants, No City Taxes, Completely Private and Unrestricted
- Lots of Possibilities
- Minutes from Naval Station Kings Bay, St.Marys, Kingsland and I-95

Located 40 minutes north of Jacksonville International Airport in St.Marys,GA. 50 Minutes to Brunswick / St.Simons Island / Sea Island, GA. 1Hr 45 minutes to Savannah, GA. 2 Hours to Daytona Beach, FL. 3 Hr 30 minutes to Tampa,FL. There is a gated main concrete drive with privacy wall on each side lined with palm trees and oaks, as well as a service entrance off of Hydrangea Drive. For More information on this property or for a private showing: Contact Terrell Brazell at 912-674-2700 or tbrazell@mossyoakproperties.com

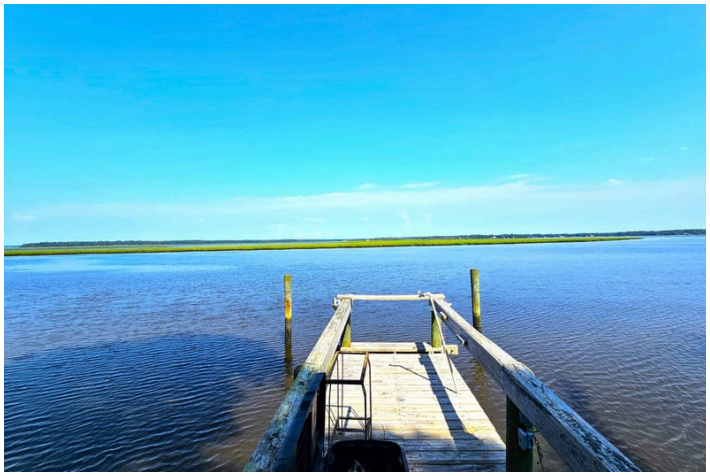




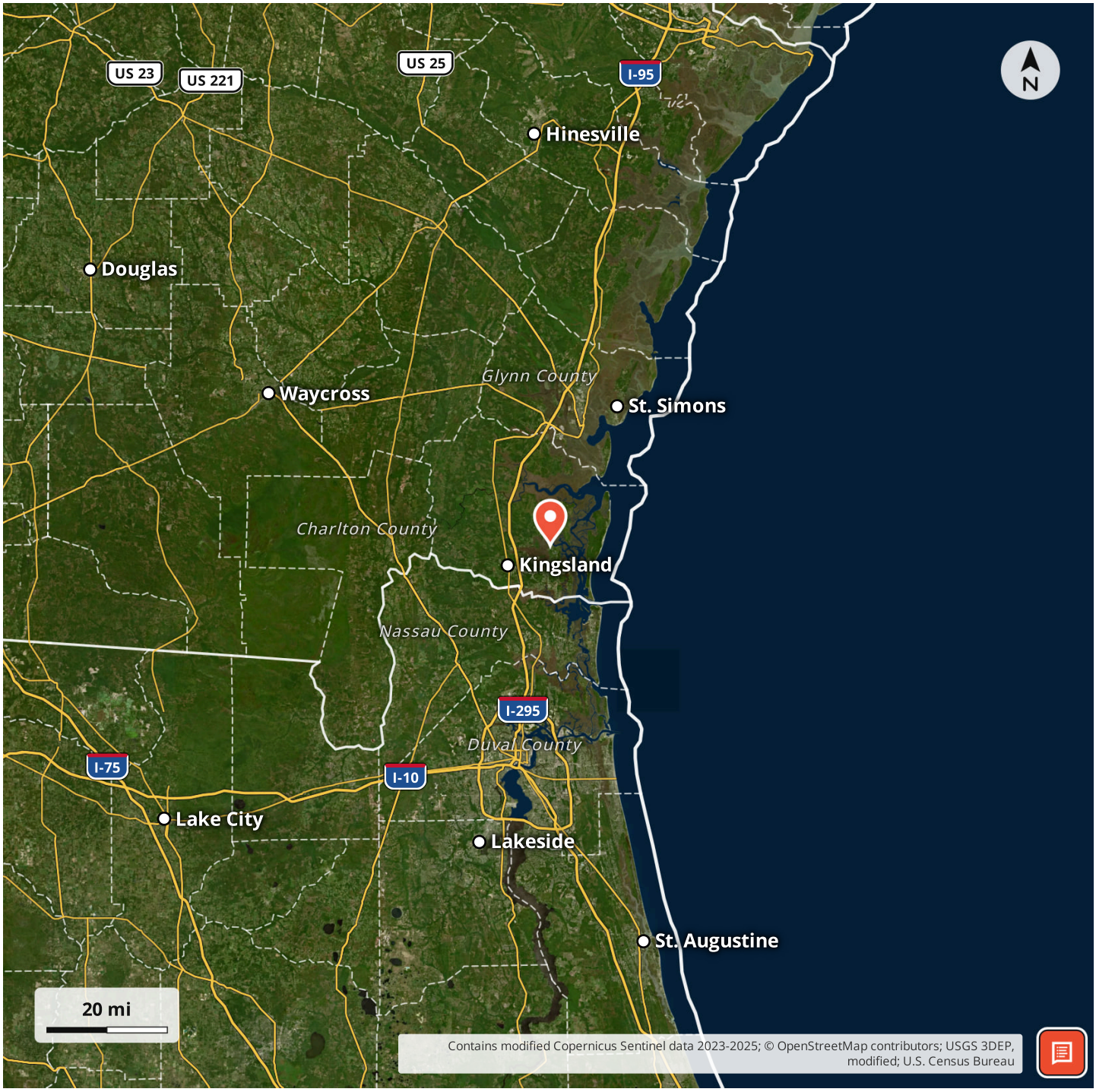








Regional Map



Locator Map


N
Foxwood Cir
Elliotts Bluff Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Terrell Brazell

Mobile
(912) 674-2700

Email
tbrazell@mossyoakproperties.com

Address
309 Arnow Court

City / State / Zip
Saint Marys, GA 31558

NOTES

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DISCLAIMERS

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