

**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



5+/- Acres Deepwater Riverfront Property in St.Marys, GA
Saint Marys, GA / Camden County

SUMMARY

Address

1205 Mush Bluff Rd null

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



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PROPERTY DESCRIPTION

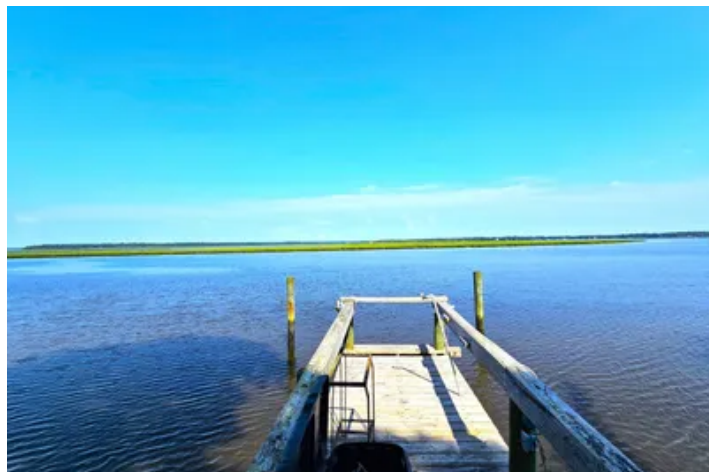
5+/- Acres Deepwater on Crooked River in Camden County, GA

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](tel:912-674-2700) or tbrazell@mossyoakproperties.com

5+/- Acres Deepwater Riverfront Property in St.Marys, GA
Saint Marys, GA / Camden County



Locator Map



Locator Map



Satellite Map



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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