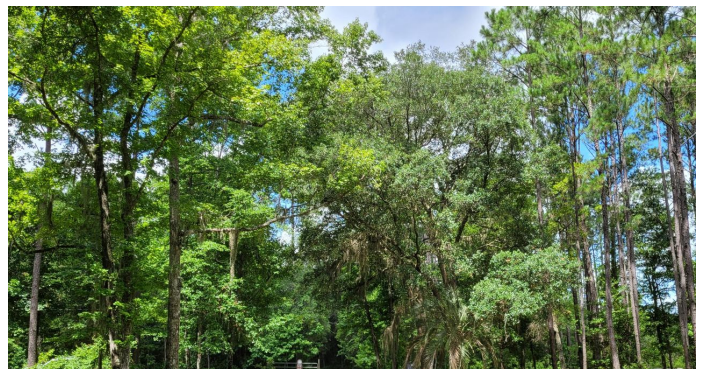


**5 Acres with Oaks on a Creek Un-
Restricted in Camden County, GA**
245 Sheffield Island Rd
Woodbine, GA 31569

\$69,900
5 +/- acres
Camden County



5 Acres with Oaks on a Creek Un-Restricted in Camden County, GA Woodbine, GA / Camden County

SUMMARY

Address

245 Sheffield Island Rd

City, State Zip

Woodbine, GA 31569

County

Camden County

Type

Recreational Land, Single Family, Residential
Property, Undeveloped Land, Riverfront

Latitude / Longitude

30.8478 / -81.6343

Taxes (Annually)

601

Acreage

5

Price

\$69,900

Property Website

<https://www.mossyoakproperties.com/property/5-acres-with-oaks-on-a-creek-un-restricted-in-camden-county-ga-camden-georgia/20350/>



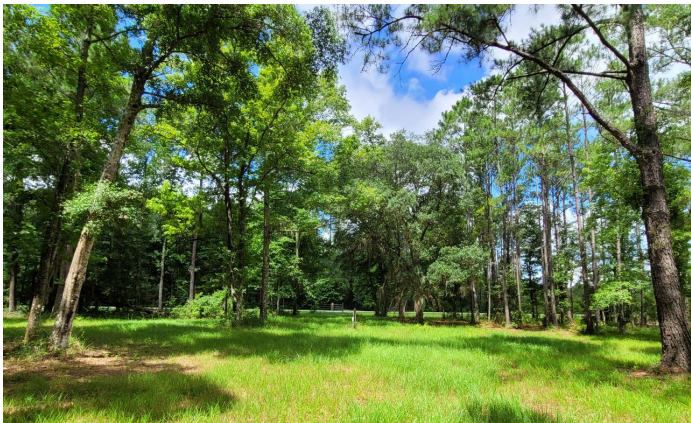
5 Acres with Oaks on a Creek Un-Restricted in Camden County, GA Woodbine, GA / Camden County

PROPERTY DESCRIPTION

Natural timber over looking a small saltwater creek makes this 5 Acre Tract a beautiful Home Site. Located on a paved road just 2.45 Miles East of I-95 Exit 7 just north of Kingsland give this property fantastic location. Un-restricted and unencumbered by any HOA Rules this property has a A-F Zoning in Camden County. There is City of Kingsland City Water available if you want city water. The property has been carefully cleared and under brushed leaving an easy to maintain landscape that can easily be manipulated for a new Home. This zoning does allow for a mobile home if desired. The property is an easy 15 minute drive to Naval Station Kings Bay and minutes to dining & Shopping in Kingsland / St,Marys. Less than 25 minutes to the Jacksonville International Airport & River City Mall in Jacksonville FL - 35 Minute Drive to FLETC, Brunswick and St.Simons Island, GA. Contact Terrell Brazell with Mossy Oak Properties for more information on this property or others like it at 912-674-2700 or tbrazell@mossyoakproperties.com



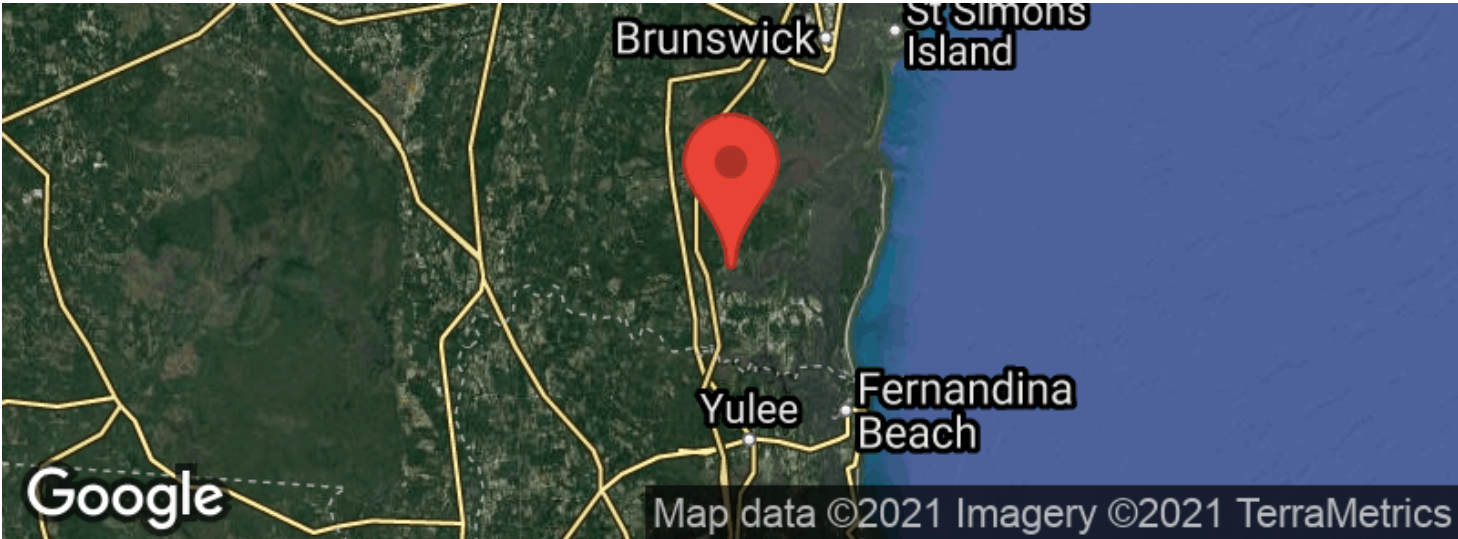
5 Acres with Oaks on a Creek Un-Restricted in Camden County, GA
Woodbine, GA / Camden County



Locator Maps



Aerial Maps



5 Acres with Oaks on a Creek Un-Restricted in Camden County, GA
Woodbine, GA / Camden County

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



This image shows a single 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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Coastal Land and Real Estate

**309 Arnow Court
Saint Marys, GA 31558
(912) 674-2700
MossyOakProperties.com**

