

**2-Acre SFR Lakefront Lot**  
256 Lake Deborah Drive  
Folkston, GA 31537

**\$80,000**  
2.020± Acres  
Charlton County





**2-Acre SFR Lakefront Lot**  
**Folkston, GA / Charlton County**

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**SUMMARY**

**Address**

256 Lake Deborah Drive

**City, State Zip**

Folkston, GA 31537

**County**

Charlton County

**Type**

Lot

**Latitude / Longitude**

30.783665 / -81.981768

**HOA (Annually)**

660

**Acreage**

2.020

**Price**

\$80,000

**Property Website**

<https://www.mossyoakproperties.com/property/2-acre-sfr-lakefront-lot-charlton-georgia/28188/>



## 2-Acre SFR Lakefront Lot Folkston, GA / Charlton County

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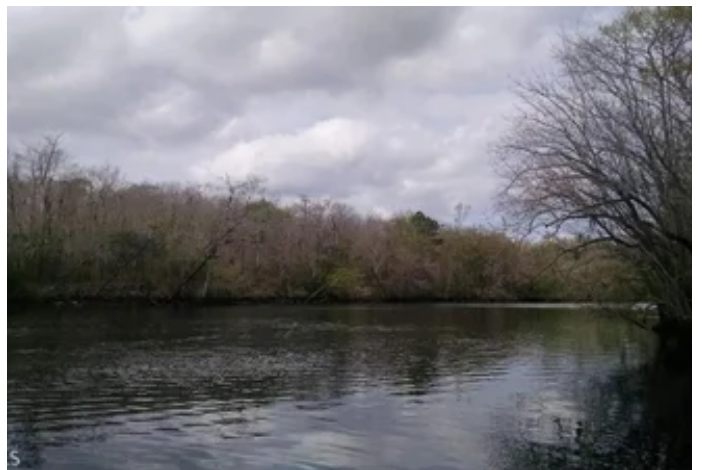
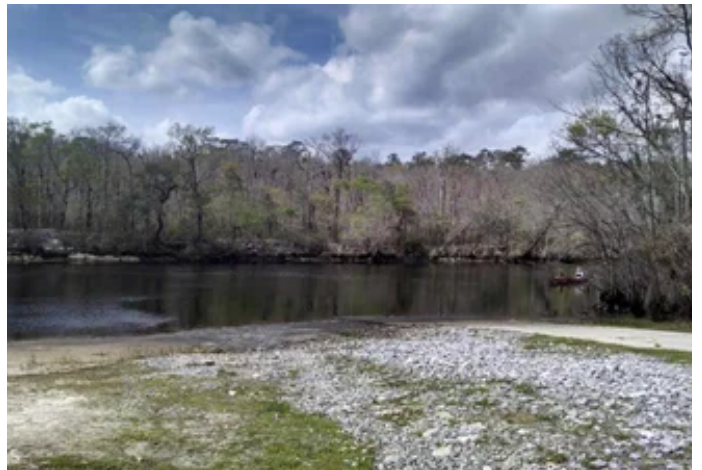
### **PROPERTY DESCRIPTION**

2.02-acre lakefront lot enjoys almost 300 linear feet of frontage on Lake Deborah, a 16-acre freshwater lake. Part of a gated community, residents have freshwater river access (via boat ramp and floating 40-ft dock) to the scenic upper St. Marys River. Residents can enjoy freshwater fishing on Lake Deborah or on the St. Marys River all while viewing whitetail deer, turkey and waterfowl in this rural community. Located just 30 minutes from the Jacksonville International Airport and 45 minutes from Downtown Jacksonville, this community offers the career professional convenient access to employment, beaches, hunting, fishing, and peace and quiet.



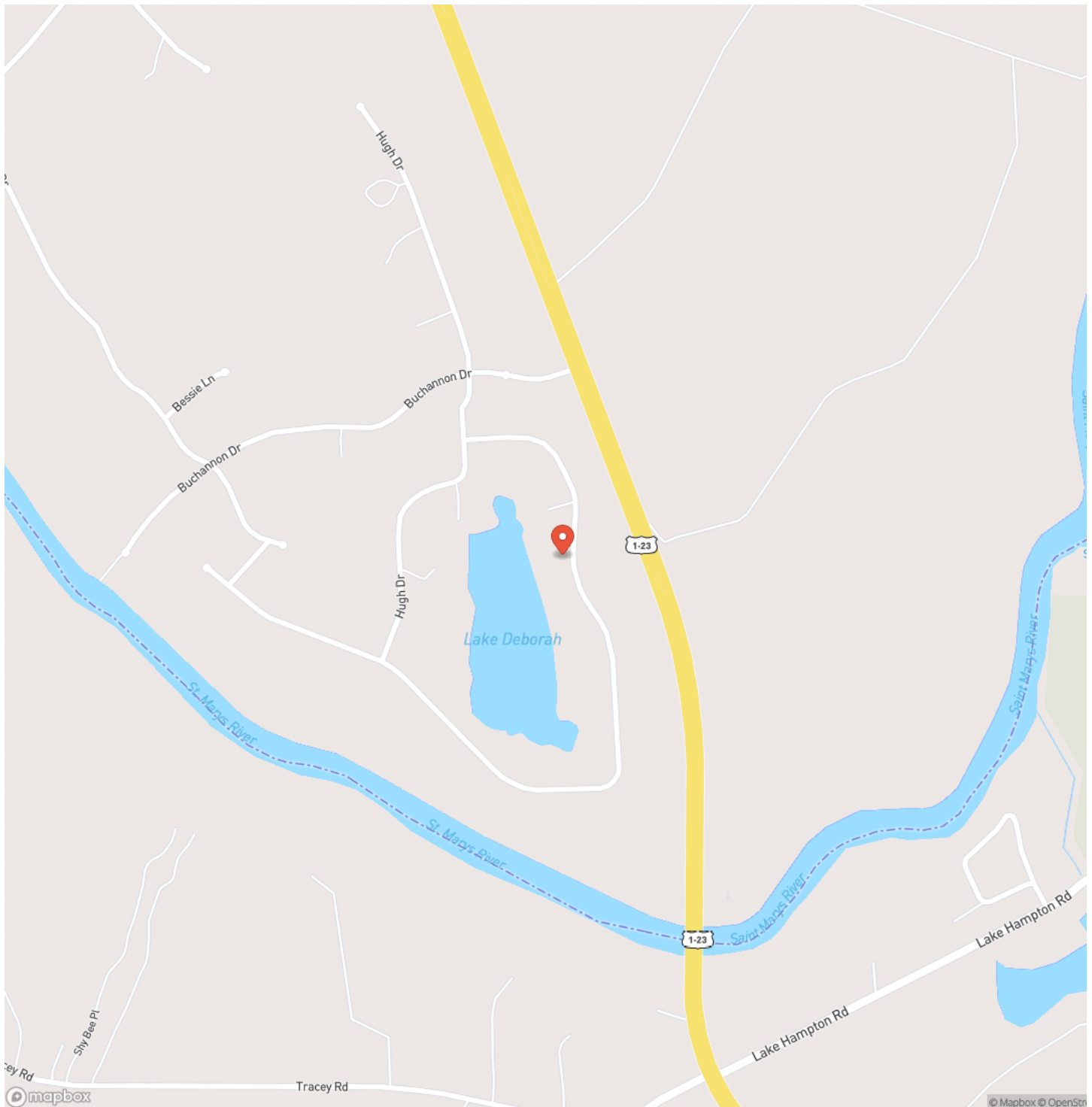
**2-Acre SFR Lakefront Lot**  
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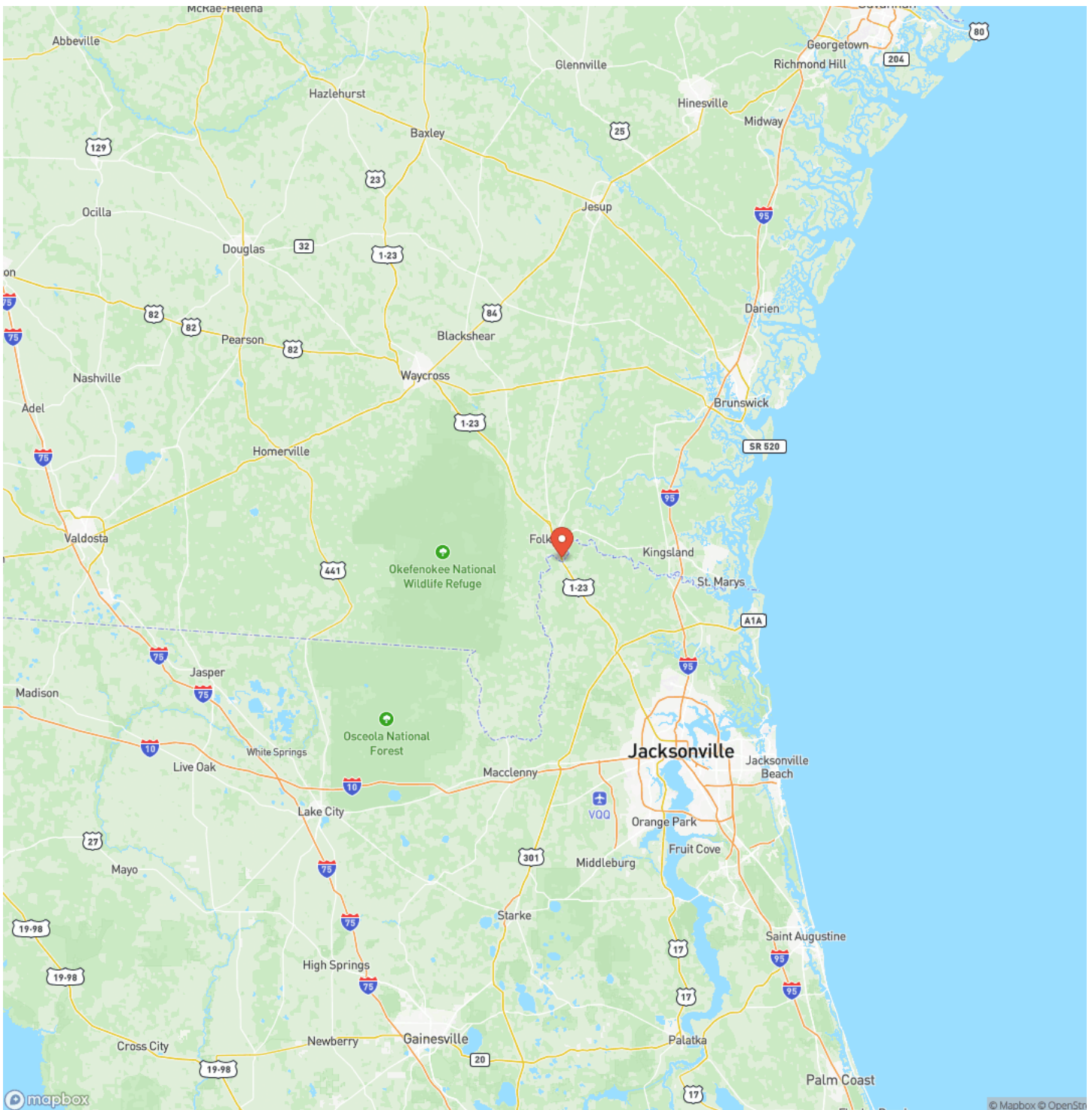




## Locator Map



## Locator Map





## Satellite Map



## 2-Acre SFR Lakefront Lot Folkston, GA / Charlton County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steven Barnes

## Mobile

(912) 409-1527

## Email

[sbarnes@mossyoakproperties.com](mailto:sbarnes@mossyoakproperties.com)

**Address**

309 Arnow Court

## City / State / Zip

Saint Marys, GA 31558

## NOTES

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

**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## **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, 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 relation 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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**Mossy Oak Properties Coastal Land and Real Estate**

309 Arnow Court  
Saint Marys, GA 31558  
(912) 674-2700  
[MossyOakProperties.com](http://MossyOakProperties.com)

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