



Land » For Sale

# 390 +/- Acre Recreational Tract Available

RIVER ROAD, ELBERTON, GA 30635

**THE SIMPSON COMPANY OF GEORGIA, INC.**

425 Spring Street, Suite 200

Gainesville, GA 30501

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**RUSSELL DYE**

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**BRIAN HUGHS, CCIM**

Sales Associate

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# Executive Summary

390 +/- ACRE RECREATIONAL TRACT  
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## OFFERING SUMMARY

Sale Price: \$1,250,000

Lot Size: 390.0 Acres

Market: Northeast Georgia

Submarket: Elbert County

Price /Acre: \$3, 205

## PROPERTY HIGHLIGHTS

- 390 +/- acre recreational land tract available for sale
- First time available on the market in over 100 years
- 3,500' of river frontage on the Broad River
- 100 acres of open pasture available for farming
- Good mixture of hardwoods and pines throughout
- Property is easily accessible via Highway 17
- Close proximity to Lake Russell and Clark Hill Lake
- Perfect for recreational use
- Well maintained road system throughout the property
- Within an hour and a half of Athens, Augusta, Gainesville, GA & Greenville, SC
- Within 2 and a half hours of Atlanta, GA & Columbia, SC

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# Additional Photos

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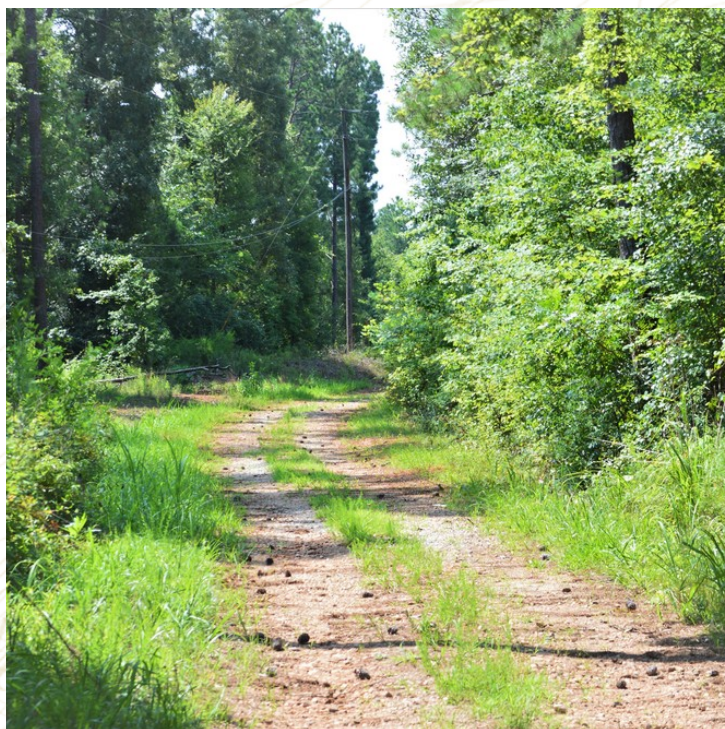
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# Aerial Map

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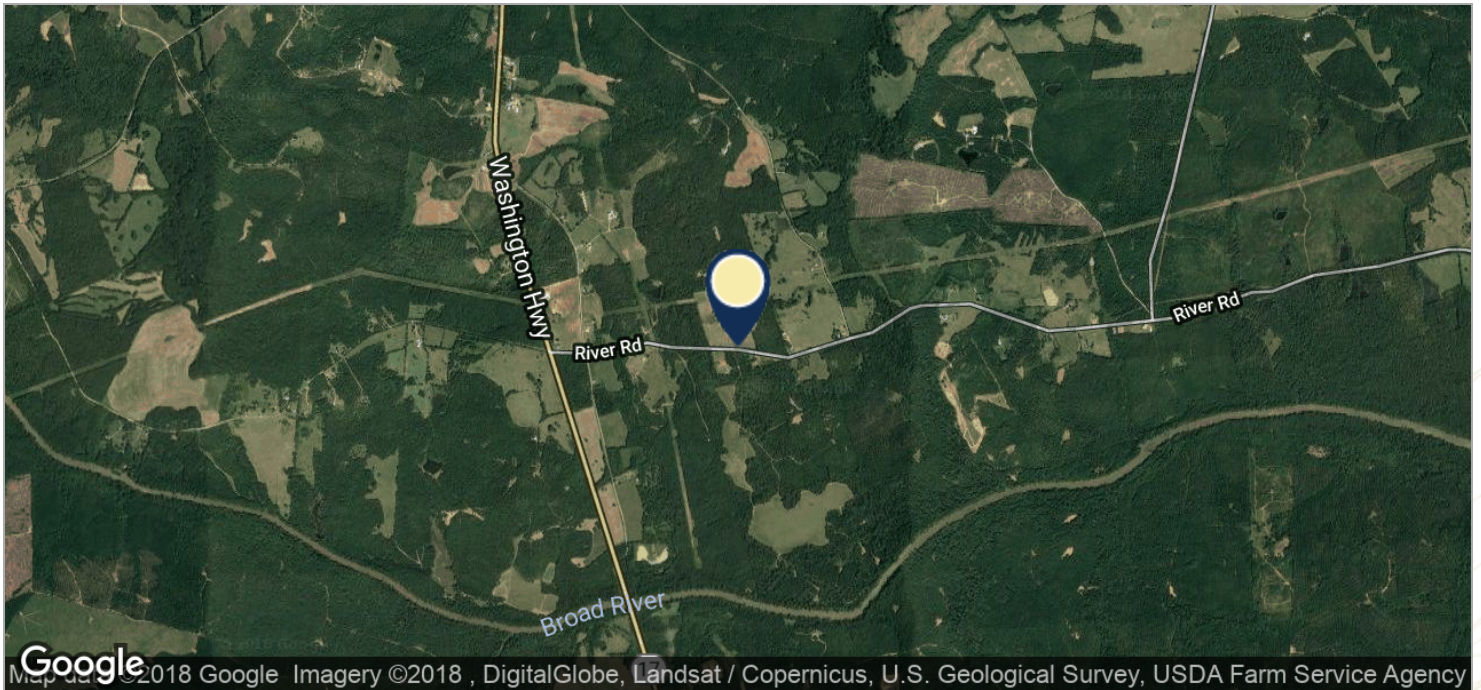
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# Location Maps

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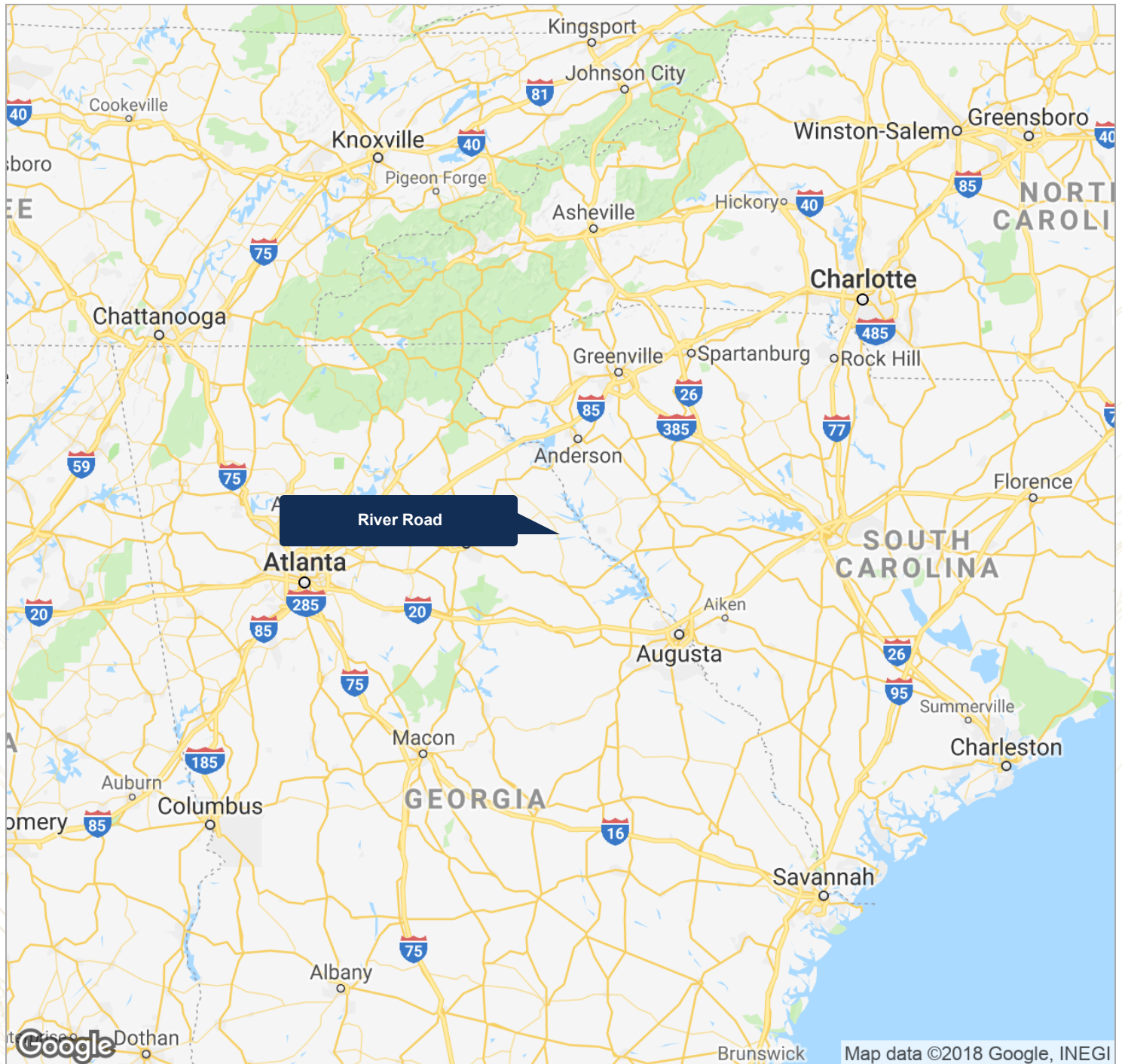
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# Regional Map

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# Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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