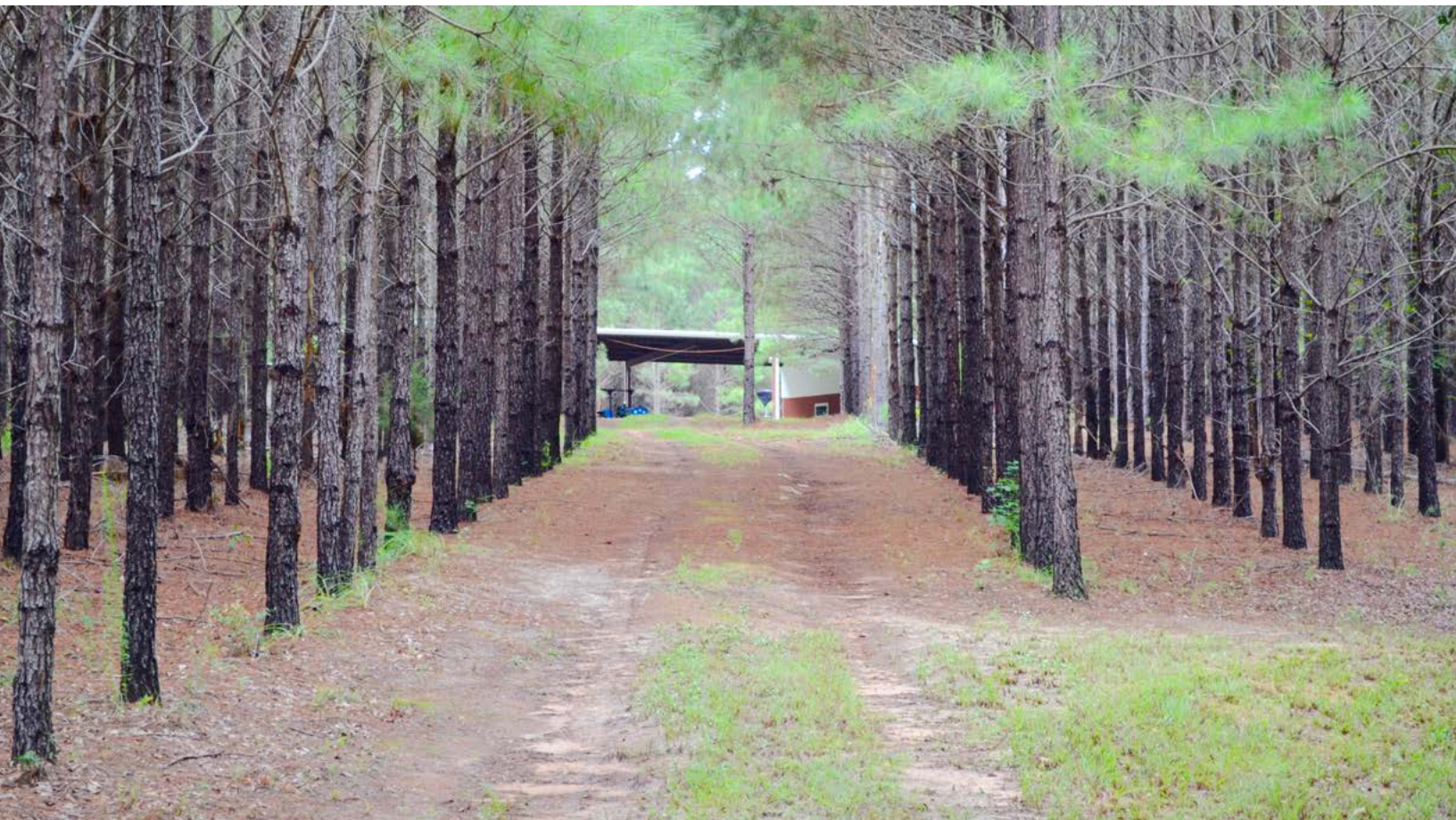


CLAY COUNTY LODGE

FORT GAINES, GA | CLAY COUNTY

34 ± ACRES TOTAL



Only minutes from Lake Eufaula, the Clay County Lodge is a magnificent “Barndominium” situated on 34 acres just south of Fort Gaines, Georgia. The property consists of planted Loblolly pine and mature pecan trees, which provide an income stream for future owners. The woods are loaded with game and the current owners enjoy quality hunting action throughout the property. Road frontage on two sides make this an outstanding prospect for subdivision into homesites.

The residence was added to the 50' x 100' Tyson Steel Barn in 2015 and features 2 bedrooms, 1 bathroom, a full modern kitchen, dining room, laundry and den. There is a gas fireplace in the den providing the perfect setting for relaxation after a full day outside. Much of the furniture is included in the sale making this property a true turn-key getaway.





SPECIFICATIONS & FEATURES

Acreage: 34 ± acres

Sale Price: \$234,900

Site Address: 142 Bluffton Rd., Fort Gaines, GA, 39851

County: Clay

Lake Frontage/Water Features: Less than 5 miles from Lake Eufaula

Road Frontage:

- 2,226 ± FT along Bluffton Rd/ County Rd 130
- 447 ± FT along Hwy 39

Predominant Soil Types: Faceville Sandy Loam & Lakeland Sand

Uplands/Wetlands: 100% Uplands

Irrigation/Wells: 4" well w/ 3hp pump & 220 gallon tank (2008)

Water Source: Well & 200 amp service at building

Structures:

- 50' x 100' Tyson Steel Barn (2008)
- 1,250 SF residence with 2 bed 1 bath, kitchen, dining room, den & laundry (2015)

Zoning/FLU: A-5

Fencing: Perimeter fenced & gated

Potential Recreational Uses: Hunting, Timber, Residential Development

Game Populations: Ample deer & turkey

General Points of Interest: Beautiful "Barndominium" on 34 acres with great hunting, close to Lake Eufaula. Timber ready to be thinned! Ample road frontage for subdivision.

Current Uses: Hunting & Residential

Land Cover: Pine, Pecan, & Hardwood

Income Features:

- Loblolly pine planted in 2008 ready to be thinned
- Pecans can be harvested
- Prime road frontage for subdivision



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 026006B & 026006F

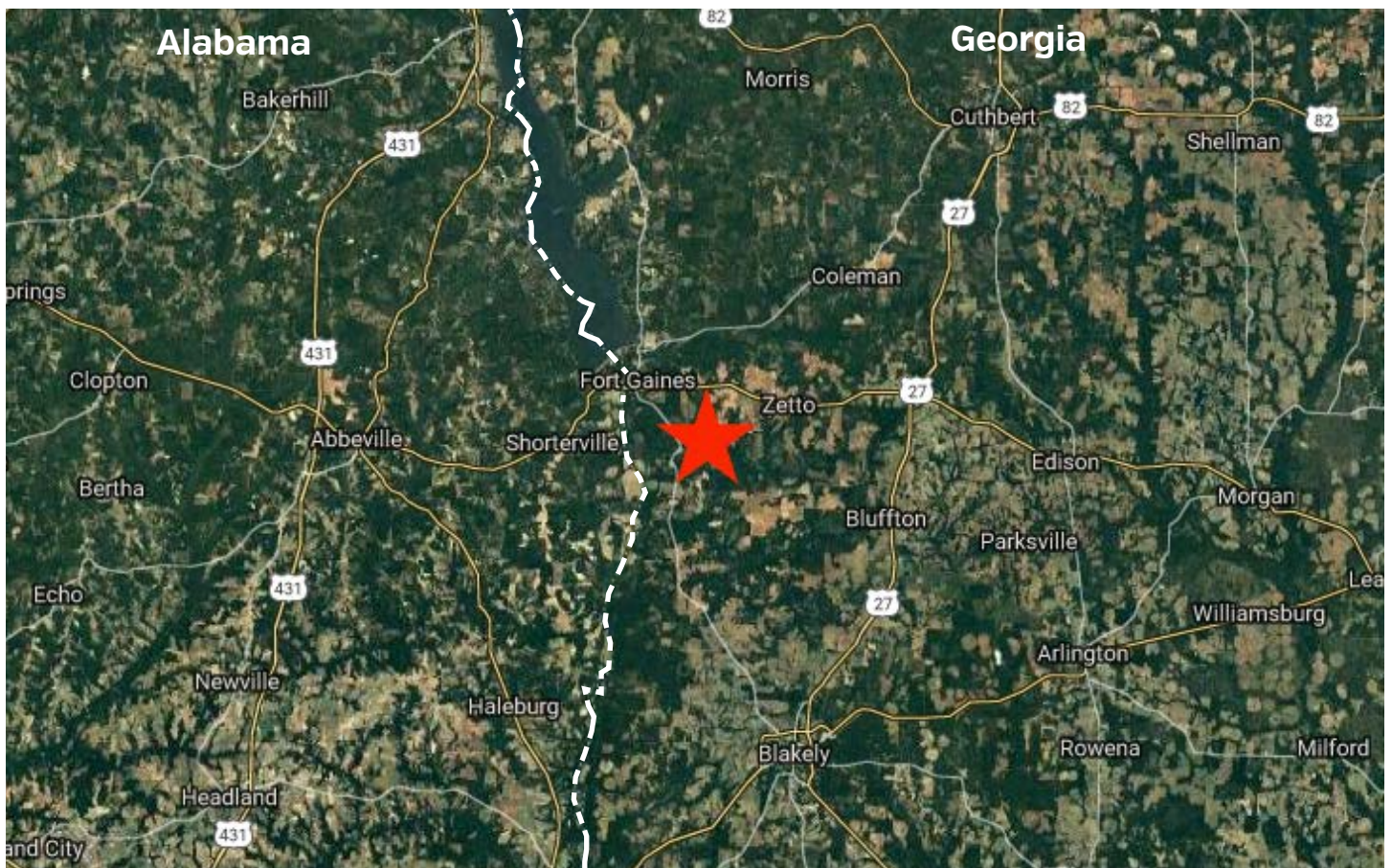
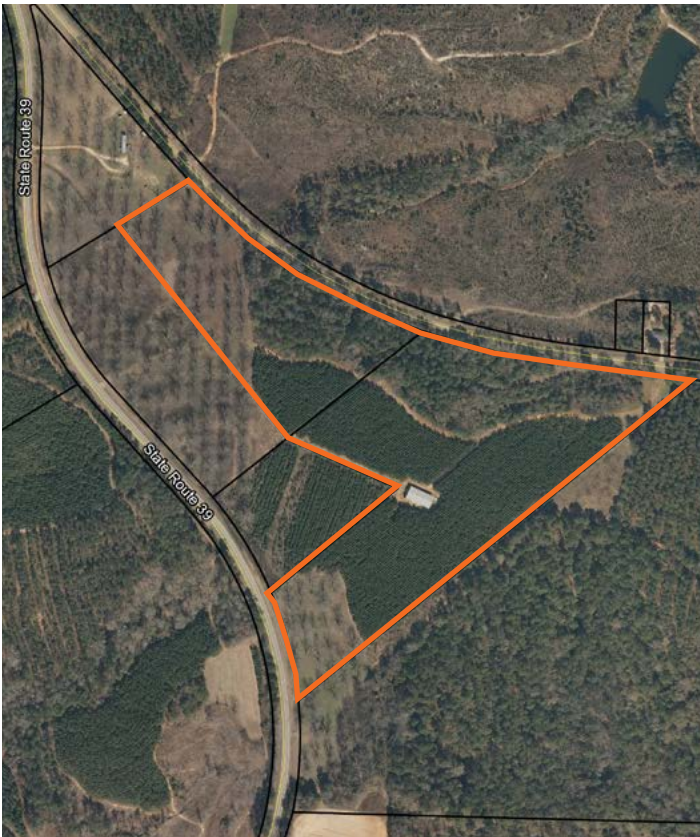
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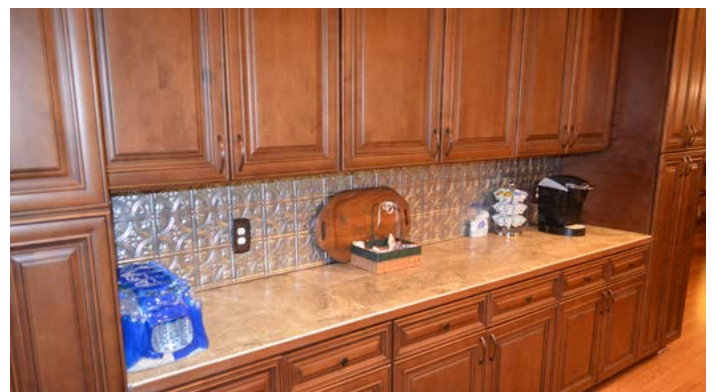
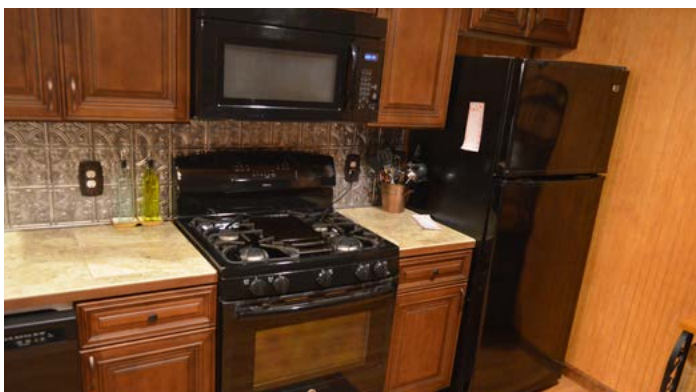
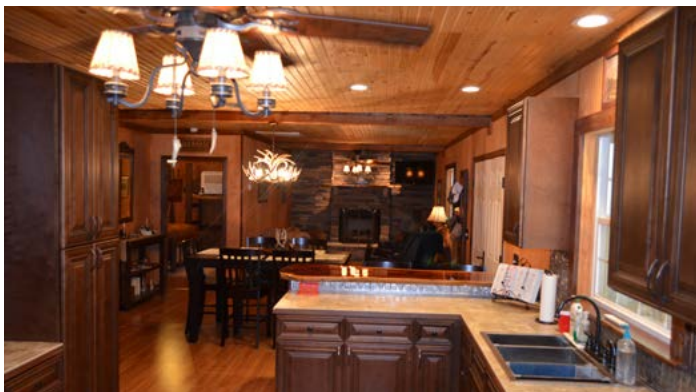
Driving Directions:

- GA-39 S. Drive to Bluffton Rd in Clay County for 23 miles
- Turn right onto GA-39 S for 19.7 miles
- Turn left onto Hartford Rd
- Turn right onto GA-39 S/Washington St for 2.6 miles
- Continue straight onto Bluffton Rd for 0.6 miles then the property will be on the left

Showing Instructions: Contact Bryant Peace for more information or to schedule a showing time.

Located near the Alabama Georgia border.









114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

34 ± Acres • magnificent “Barndominium” situated on 34 acres just south of Fort Gaines, Georgia
Property consists of planted Loblolly pine and mature pecan trees, which provide an income stream
True turn-key getaway

Visit SVNsaunders.com and search for: Clay County

Bryant Peace, 229.792.8559 | Bryant.Peace@svn.com
Lauren Streeter, Wiregrass Realty, 334.614.7409



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896



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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

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