



1258 ACRES OF PINES & PONDS

6938 Story Mill Rd,
Blythe, GA 30805

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EXECUTIVE SUMMARY

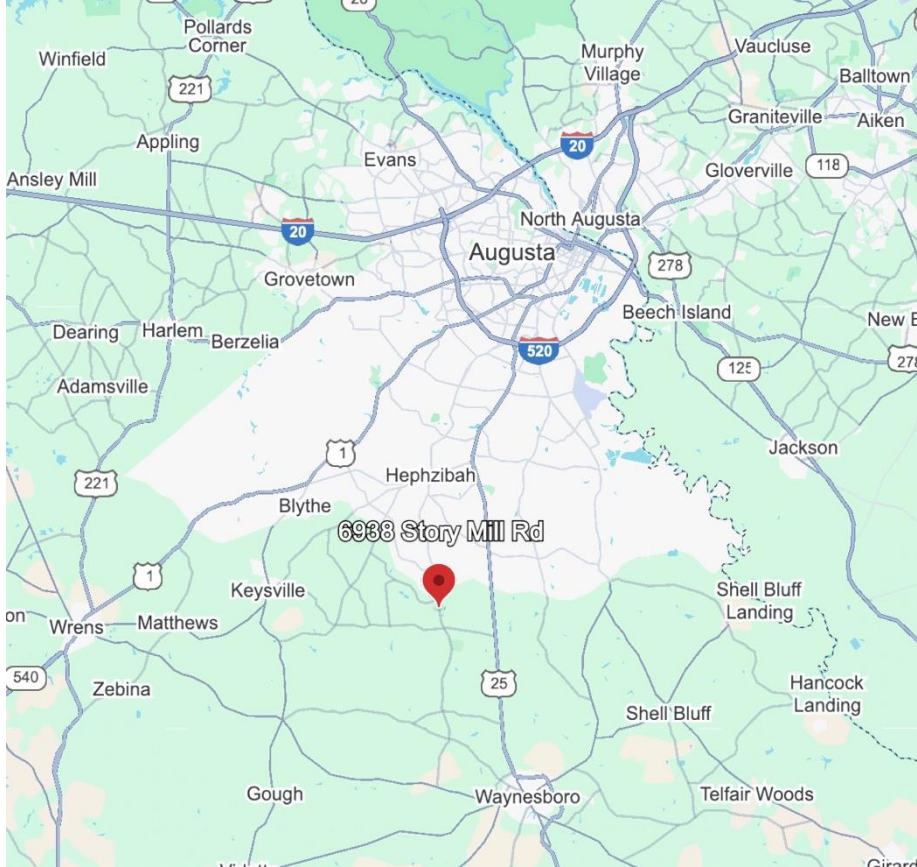
This 1258± acre mixed-use property (A1 & R1) is strategically positioned on the Richmond County line south of Hephzibah, Georgia. Three expansive ponds, mature timber stands, and diverse topography create an attractive natural setting ideal for a conservation-minded residential or mixed-use development.

In addition to its development potential, the property provides abundant recreational opportunities, including hunting, fishing, and other outdoor pursuits. Its combination of zoning flexibility, extensive road frontage, and natural amenities makes it a rare opportunity for investors seeking a large-scale development or long-term land asset in the growing Augusta–Waynesboro corridor.



OFFERING SUMMARY

SALE PRICE:	\$8,160,000
LOT SIZE:	1,258.98
PRICE/ACRE:	\$6,481.44
ZONING:	MIXED; A1 & R1



LOCATION

The property is strategically positioned just off Highway 25, approximately 30 minutes from Augusta and 15 minutes from Downtown Waynesboro. This prime location provides convenient access to both regional employment centers and local amenities while maintaining a private, rural setting.

The tract offers outstanding accessibility, featuring over 1.5 miles of frontage along Story Mill Road, 0.5 miles along Winter Road, and approximately 2 miles of frontage along McBean Creek. The City of Hephzibah's municipal water line extends to roughly 100 yards north of the property line on Story Mill Road, enhancing the site's development potential and utility access. These extensive frontages provide multiple entry points and strong opportunities for phased development or future infrastructure expansion.

Parcel #1:

- 154.63 Acres
- Recently re-zoned to from A1-R1
- Mature timber tract

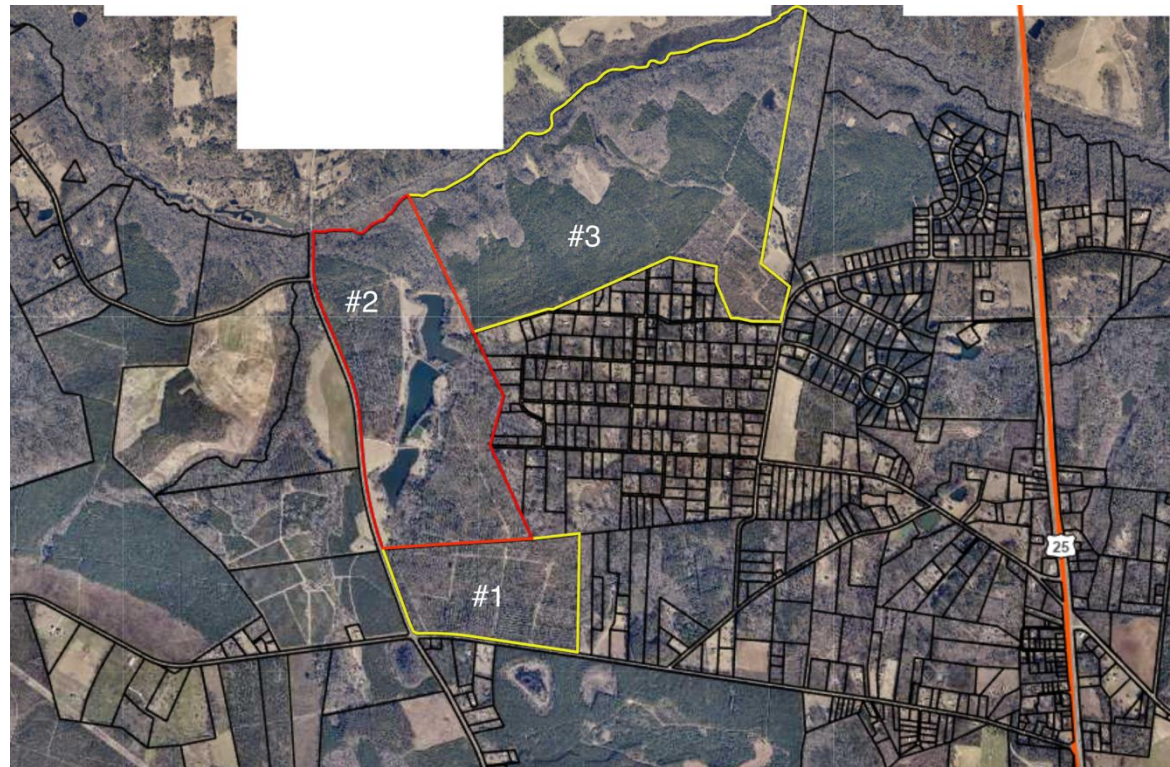
Parcel #2:

- 402.42 Acres
- 5 ponds totaling around 35 Acres
- 2600 sq ft ranch style
- 2600 sq ft open air shed with electricity, water, & septic

Parcel #3:

- 677.28 Acres
- 500+ acres of planted pines
 - Estimated to be chip n' saw grade
- Under conservation use (V-5) for tax benefits until December 31, 2027

PARCEL BREAKDOWN



THE STRUCTURES



The House:

- 2600+ sq/ft Ranch style home
- 4 Bed/2 bath
- Well water & septic tank system
- Renovated in 2024
- Currently used as an Airbnb property
 - Grossed over \$44,000 in first 6 months of operation (2024)

The Shed:

- 2600+ sq/ft open air shed
- Electricity, septic system with bathroom, & access to well water



PICTURES







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