

Oconee Forest Plantation

1290 Boswell Road, Union Point, GA 30669

901.72 ±

FOR SALE

Acres
Undeveloped
Land



Property Highlights:

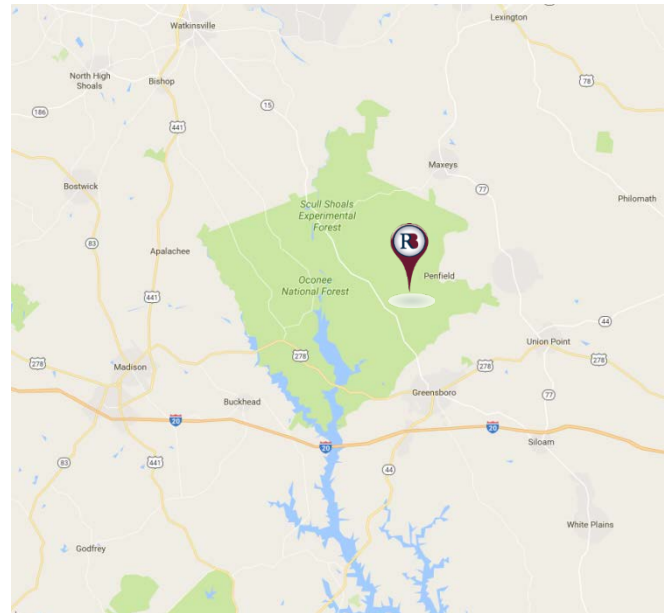
- 900 Acre Hunting Plantation / Lake Oconee Area
- Greene County, Georgia
- Georgia Lake & Park Country
- Antebellum Belt
- Near Madison & Greensboro, Georgia
- Equestrian Dream Land
- Film Campus
- Potential Corporate R&D Campus Site

Exclusive Agent

Kyle Kinton

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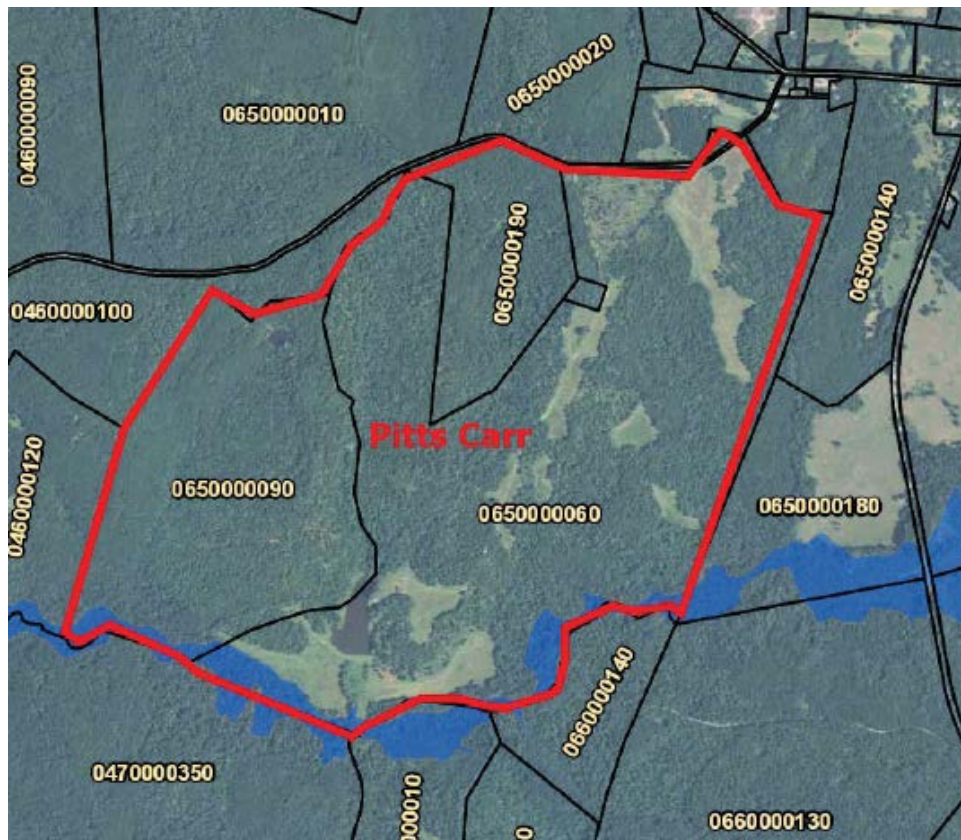
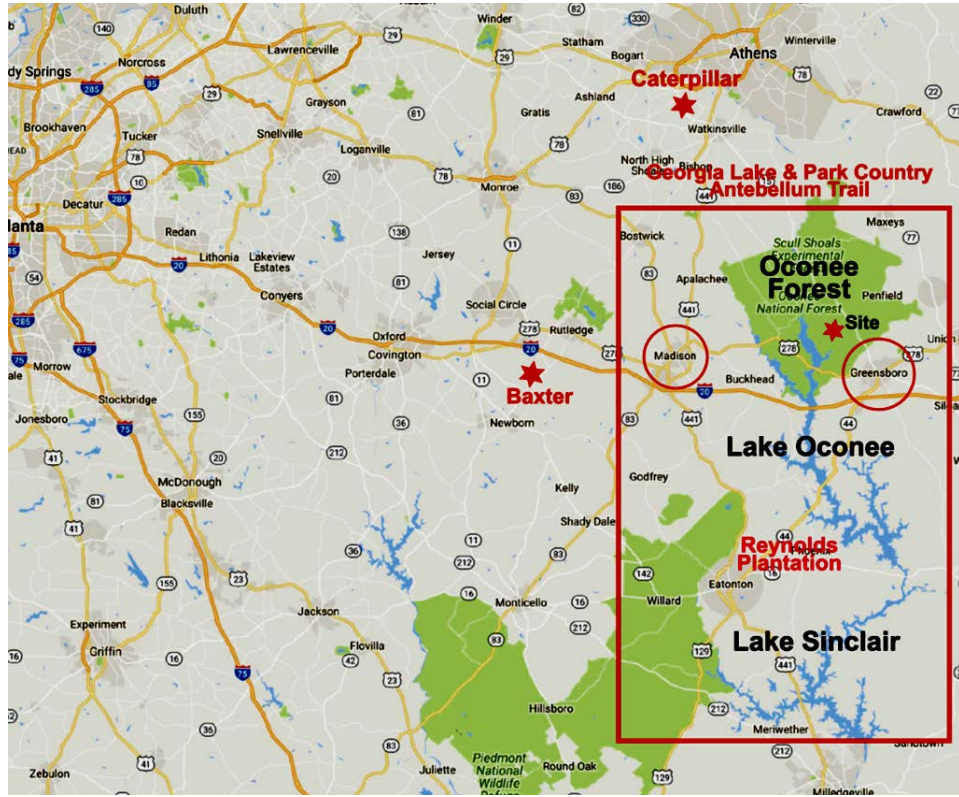
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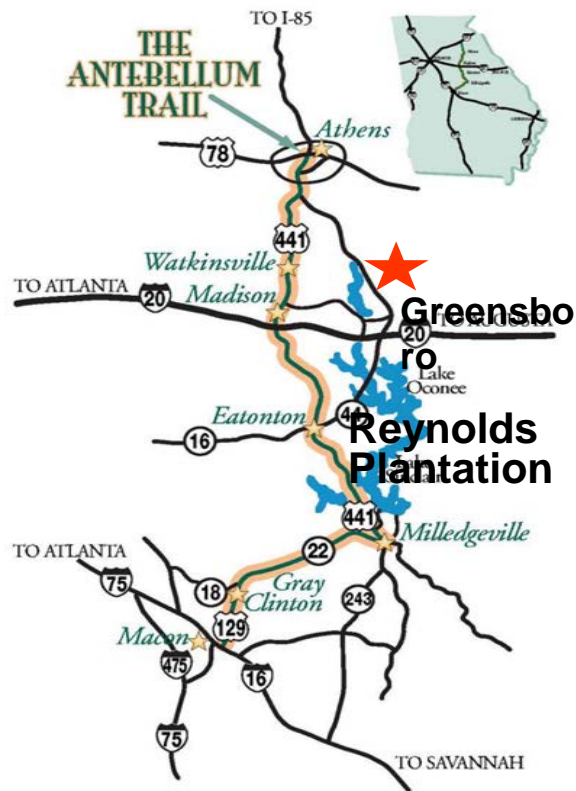
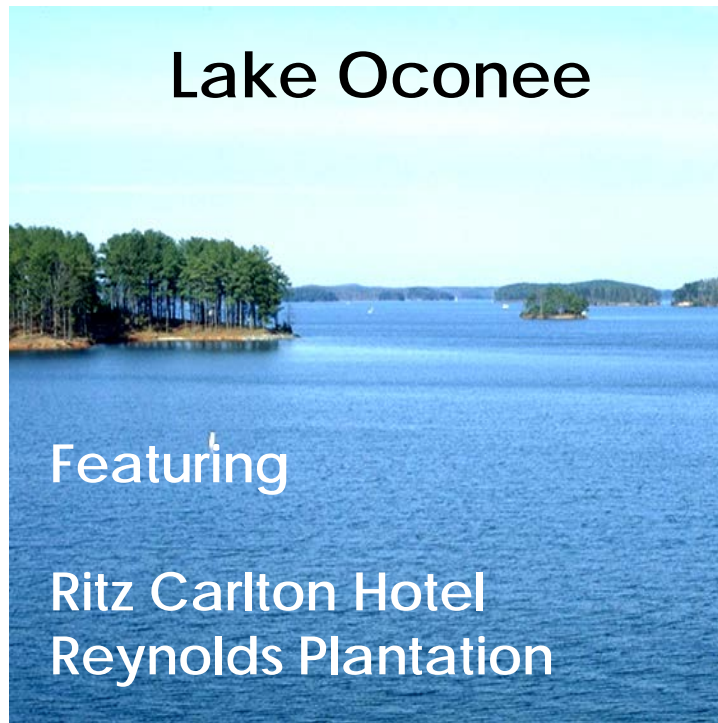
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Hunting Plantation & Investment Land Lakes, Lodge, & Out Buildings



Property Description



The Property

Property: 901.72 Acres / Undeveloped
Address: 1290 Boswell Road, Greene County, Georgia
Situated In The Oconee Forest / Federal Preserve

Tract 1 - 604.42 Acres
Tract 2 - 222.58 Acres
Tract 3 - 74.72 Acres

Condition: Recreational/Hunting Preserve
Improvements: 1995 Lodge Style House w/Porch; 3BR/2B; Out Buildings
Topography: Very Gently Rolling
Water/Sewer: Well & Septic System (Lake & Pond)
Zoning: Agriculture/Residential
Flood Plain: Minimal/Towns Creek/3 Miles To Oconee River
Highest Best I: Rich Man's Pride & Joy
Highest Best II: Hunting, Equestrian, Investment, R&D, Mixed Residential
Extras: 8 Pcs Heavy Duty Farm Equipment (John Deere, Other)
Future: Mixed Use, Residential, R&D Campus
Price: \$5,500.00 Per Acre



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The Offering

The site that is the subject of this offering is located in the heart of Georgia's Lake Park Country, an antebellum growth area centering around Morgan and Greene Counties (east of Metropolitan Atlanta). The area features some of the most successful recreational development in this country. This entails Lake Oconee, the Ritz Carlton Hotel, five nationally recognized golf courses, fine residential communities, massive federal forest preserves, national business development, and colorful history. These features are covered extensively in the various components of this presentation.

Subject property is surrounded by a substantial federal forest preserve consisting of thousands of acres of prime forest land that buffers the site against unwanted future development. This protects the pristine nature of the area forever. See exhibit. Conversely a future developer or investor can offer one of the most beautiful undisturbed environments ever experienced in the State of Georgia. Metropolitan Atlanta is expanding eastward out Interstate 20 at an ever increasing rate bringing economic success and growth to an area that already exhibits insatiable an appetite for it.

This property literally brings all the wonders of nature to town. In an hour and a half you can be out of your office in Atlanta and into your hunting lodge. In less time your guests can travel directly to the site via Interstate Highway 20 directly from Atlanta's Hartsfield-Jackson International Airport (busiest in the world). Accommodations could be immediately available from one of the areas several first class hotels. Tired of hunting, go boating at lake Oconee or play one of the five nearby championship golf courses.

Key Area Factors:

- **ProGrowth Government**
- Metropolitan Atlanta Access
- Interstate 20 Business Corridor
- Morgan-Greene County Business Corridor
- State of Georgia Focus (Baxter & Caterpillar)
- Georgia Lake & Park Country
- Lake Oconee & Reynolds Plantation
- Ritz Carlton Hotel
- Oconee Federal Forest Preserve
- Lifestyle & History
- Hotels, Golf, Lake Oconee, and Shopping



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Boswell Road



Rear



The Property

