



For Sale

# Recreational Land

421.48 Acres



PRICE REDUCED TO \$3,200/ACRE

## Yuchi Bluffs

Smith McGee Highway, Hartwell, GA 30643

### Property Features

- Beautiful upland hardwoods and creek bottoms with excellent oak stands
- Excellent frontage on Smith McGee Highway with several gated access points
- An extensive, well maintained interior road system provides excellent access throughout the property
- Many well established food plots
- Excellent hunting opportunities
- Owner is willing to subdivide tract
- Wildlife trail camera pictures available to qualified buyers
- Property video: <https://tinyurl.com/hx7wk74>
- Sale price reduced from \$3,675/acre to \$3,200/acre



REDUCED  
SALE PRICE

Reduced from \$3,675/Acre  
to \$3,200/Acre

LOCATION

±1 hour from Greenville  
< 1 mi. from Lake Hartwell  
& Lake Russell access

### For more information:

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## Property Summary

Sale Price: \$1,348,736  
(\$3,200/acre)

Lot Size: 421.48 Acres

APN #: C98 003 001

## Additional Highlights

- Neighboring property consists of 2,000 acres that has been developed into high quality waterfowl habitat and offers some of the finest duck hunting in the region
- Current owner has implemented Quality Deer Management on the property and closely monitors the property to ensure there is no trespassing
- The property has approximately 1.4± miles of frontage along the Savannah River/Lake Russell that includes beautiful vistas from high bluffs overlooking the water

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## Property Overview

An incredible  $\pm 421$  acre property along the shores of the Savannah River/Lake Russell just below the Lake Hartwell Dam is now available. This tract offers approximately  $\pm 1.4$  miles of river frontage that includes beautiful vistas from high bluffs overlooking the water. The upland hardwoods and creek bottoms are substantial with huge stands of oaks and scenic ridges and flats scattered throughout the property. The property also has an abundance of deer and turkeys as well and several food plots that are in place and currently planted. An extensive, well maintained interior road system winds through the property and provides excellent access.

## Location Overview

The property is in a very unique location with its proximity to Lake Hartwell, Lake Russell, and this section of the Savannah River. Access locations to Lake Hartwell and Lake Russell are very close in proximity and offer excellent fishing and waterfowl hunting opportunities. In addition, one of the neighboring properties less than one mile away consists of 2,000 acres which includes excellent waterfowl habitat that holds thousands of ducks each year and offers some of the best duck hunting in the region. There are certain properties that have tremendous value due to their location and surrounding amenities and this offering without question falls into such a category.



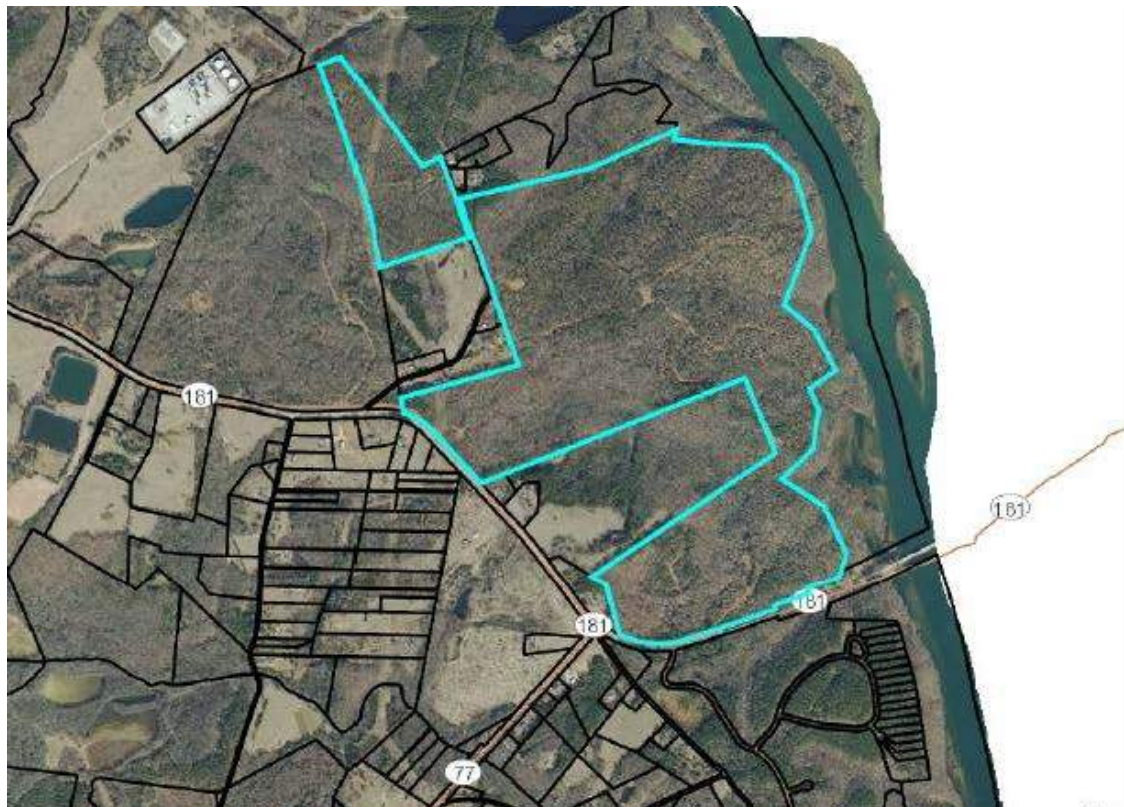


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**Legend**  
□ Parcels  
— Roads

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