



113 MARSHFRONT ACRES IN MCINTOSH COUNTY, GEORGIA

HIGHWAY 99
TOWNSEND, GA 31331

Mike Lansdell, ALC
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Property Overview



Sale Price

\$1,113,000

PROPERTY OVERVIEW

Introducing a strategic investment opportunity in McIntosh County Georgia that joins the Nature Conservancy. It's location has views of the Sapelo River and the surrounding marsh lands. There are remnants of sugar cane farming in the way of dykes and canals. Southeast Georgia makes it an ideal prospect for forward-thinking investors seeking a high return on investment.

OFFERING SUMMARY

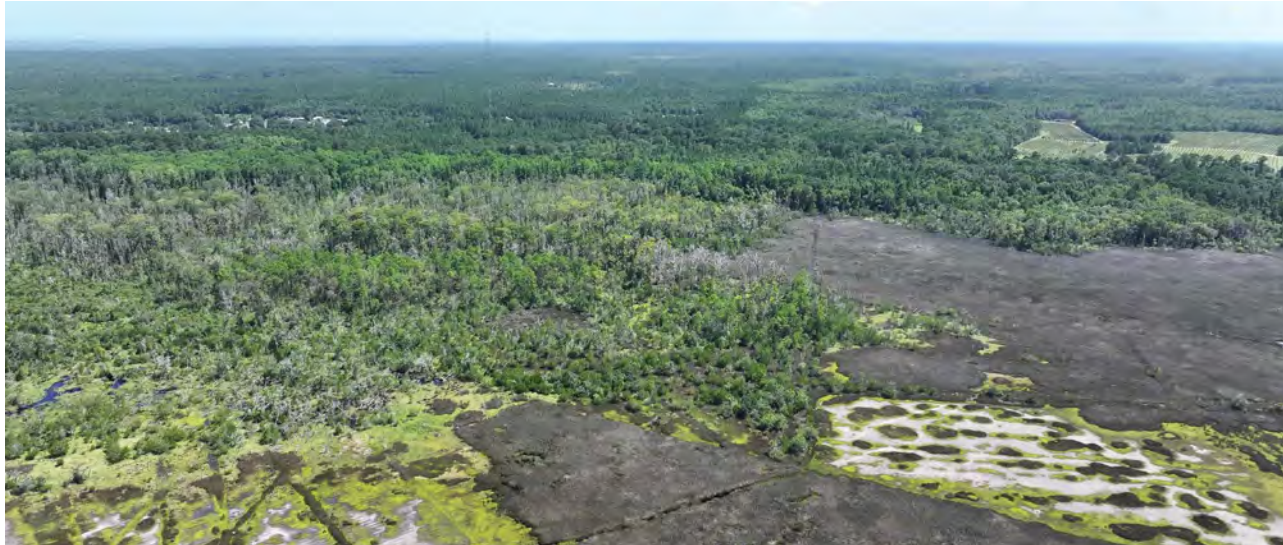
Acreage:	113 Acres
Price / Acre:	\$9,850
City:	Townsend
County:	McIntosh
Property Type:	Land Investment, Waterfront



SPECIFICATIONS & FEATURES

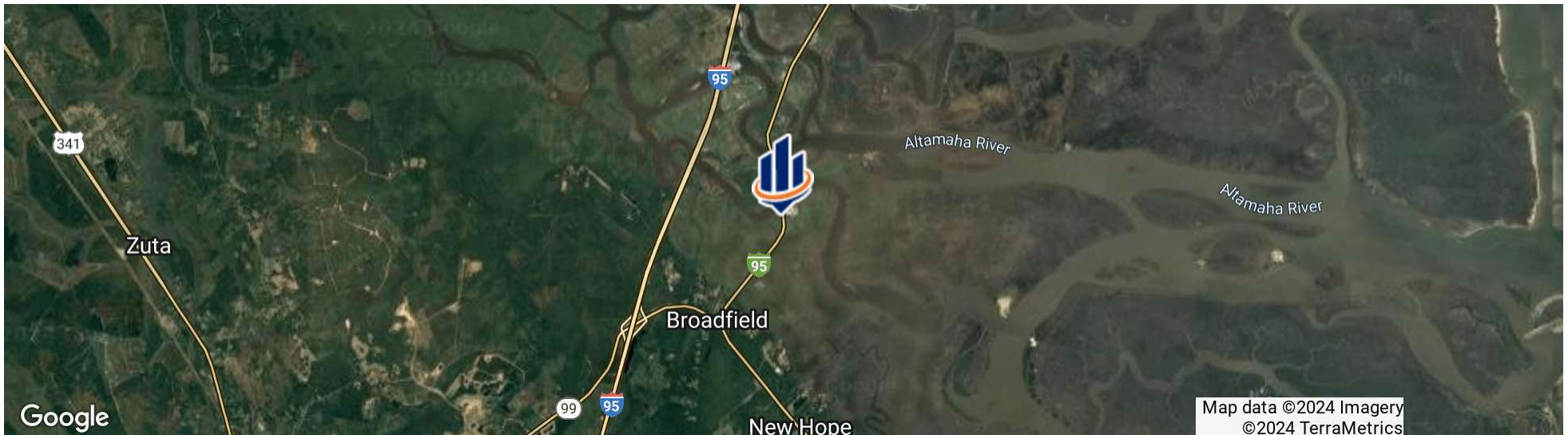
Land Types:	<ul style="list-style-type: none">• Land Investment• Waterfront
Uplands / Wetlands:	28.4 acres of upland, 77.5 acres of wetland marsh
Taxes & Tax Year:	\$2276.98 for 2024
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Marsh front
Water Source & Utilities:	Well and septic
Road Frontage:	1800' on Ga Highway 99
Nearest Point of Interest:	Sapelo Island
Current Use:	Vacant
Grass Types:	Native
Potential Recreational / Alt Uses:	Hunting
Land Cover:	Natural

Location








LOCATION & DRIVING DIRECTIONS

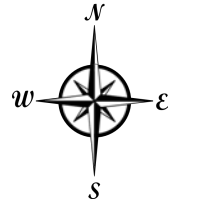
- Parcel: 0062 0001
- GPS: 31.325246, -81.44745429999999
- Driving Directions:
- From Darien heading north on I-95, exit at Ga 57 and Ga 99 Eulonia exit
 - Head East for 2.7 miles on Ga 99
 - Property will be on your left.
- Showing Instructions: Call listing agent.



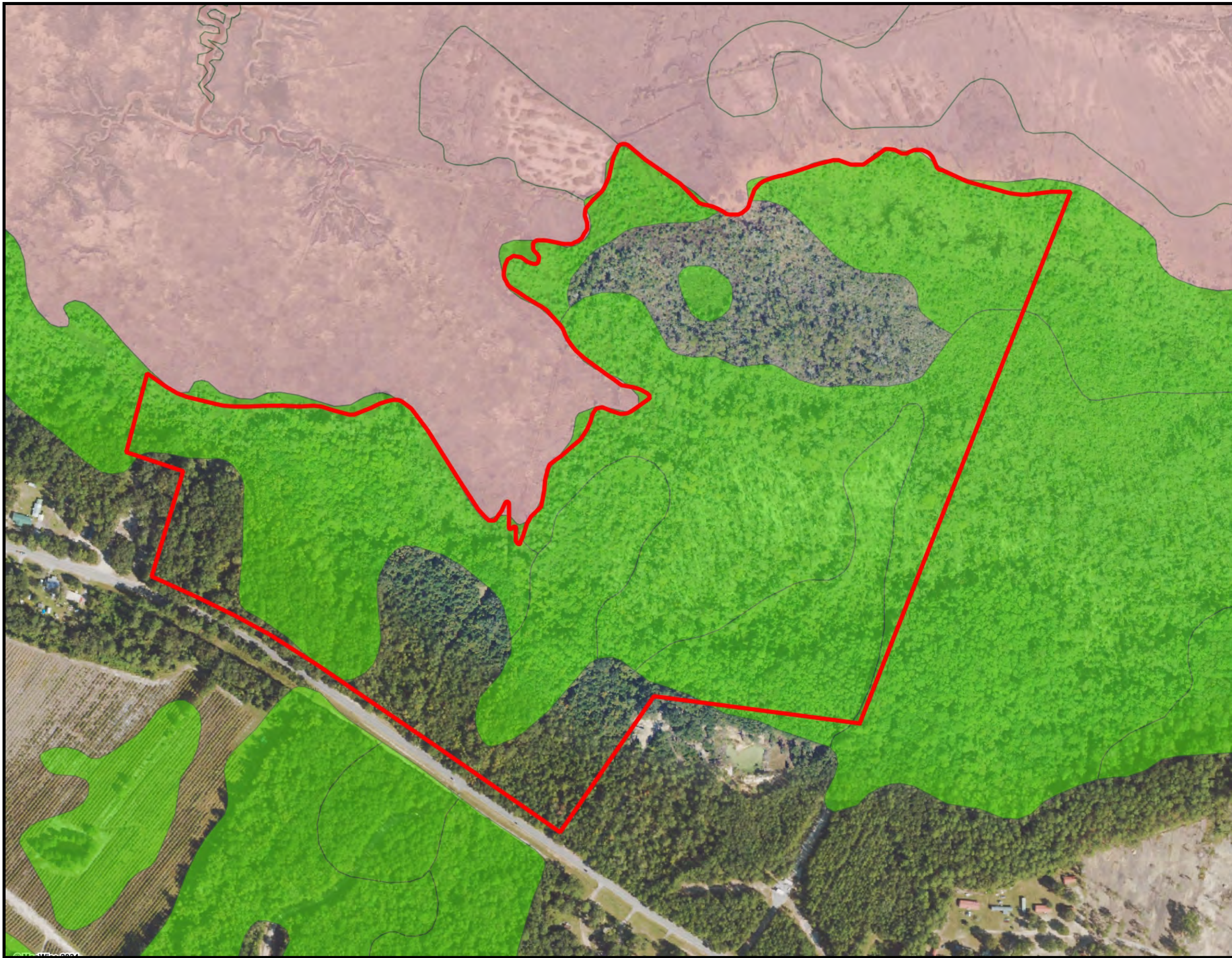


Aerial



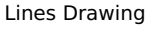

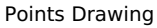
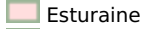
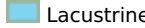

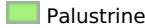

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing



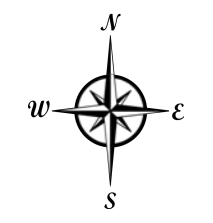
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NWI Wetlands

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

CODE	DESC	ACRES
PFO1/2C	Freshwater Forested/Shrub Wetland	27.5
PFO1R	Freshwater Forested/Shrub Wetland	18.2
PSS3/4B	Freshwater Forested/Shrub Wetland	17.5
PFO3/4S	Freshwater Forested/Shrub Wetland	10.0
PSS3/4R	Freshwater Forested/Shrub Wetland	4.1
E2EM1P	Estuarine And Marine Wetland	.2
E2USP	Estuarine And Marine Wetland	.0
TOTAL WETLANDS		77.5
TOTAL UPLANDS		28.4
TOTAL ACRES		105.9



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Additional Photos





MIKE LANSDELL, ALC

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PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

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Orlando, Florida 32801
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GEORGIA

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112 W Center St, Suite 501
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