



430 DEVELOPMENT ACRES IN MCINTOSH COUNTY GEORGIA

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TOWNSEND, GA 31331

Mike Lansdell, ALC
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Property Overview



Sale Price **\$4,300,000**

OFFERING SUMMARY

Acreage: **430 Acres**
Price / Acre: \$10,000
City: Townsend
County: McIntosh
Property Type: Land Investment,
Residential Development,
Transitional

PROPERTY OVERVIEW

Explore the charm of Townsend, situated near the 430 Development acres in McIntosh County, Georgia. This inviting area boasts a tranquil ambiance, making it an attractive prospect for potential investors. Nearby, you'll find the picturesque Altamaha Wildlife Management Area, offering an array of outdoor activities and natural beauty. The historic waterfront town of Darien is also within reach, providing a glimpse into the area's rich heritage. With its proximity to coastal attractions and a promising economic landscape, Townsend presents a compelling investment opportunity. Whether considering land development or other investment ventures, this area holds immense potential for future growth and prosperity.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development• Transitional
Uplands / Wetlands:	378.7 acres of Uplands. 45.1 acres of Wetlands.
Taxes & Tax Year:	\$4142.00 for 2023
Zoning / FLU:	Agriculture
Water Source & Utilities:	Well and septic system
Road Frontage:	Pine Harbor road and Fair Hope Road
Nearest Point of Interest:	Sapelo Island
Current Use:	Timberland
Potential Recreational / Alt Uses:	Residential development
Land Cover:	Planted and natural pine and hardwood



LOCATION & DRIVING DIRECTIONS

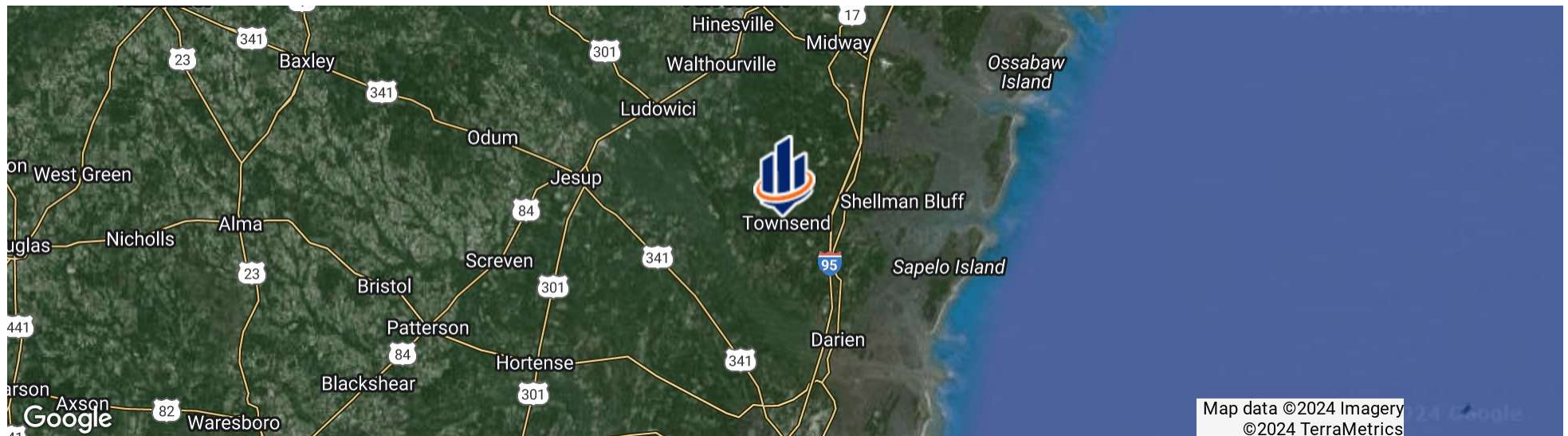
Parcel: 0061 0017 0047 0030

GPS: 31.5413343, -81.5230042

Driving Directions:

- From Eulonia, head north on Highway 17 for 2.1 miles
- Turn right on Pine Harbor road, property is on the right.

Showing Instructions: Call listing agent.







Additional Photos





MIKE LANSDELL, ALC

Senior Advisor

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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.

SVN | Saunders Ralston Dantzler
203 E Monroe St.
Thomasville, GA 31792



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Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

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Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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