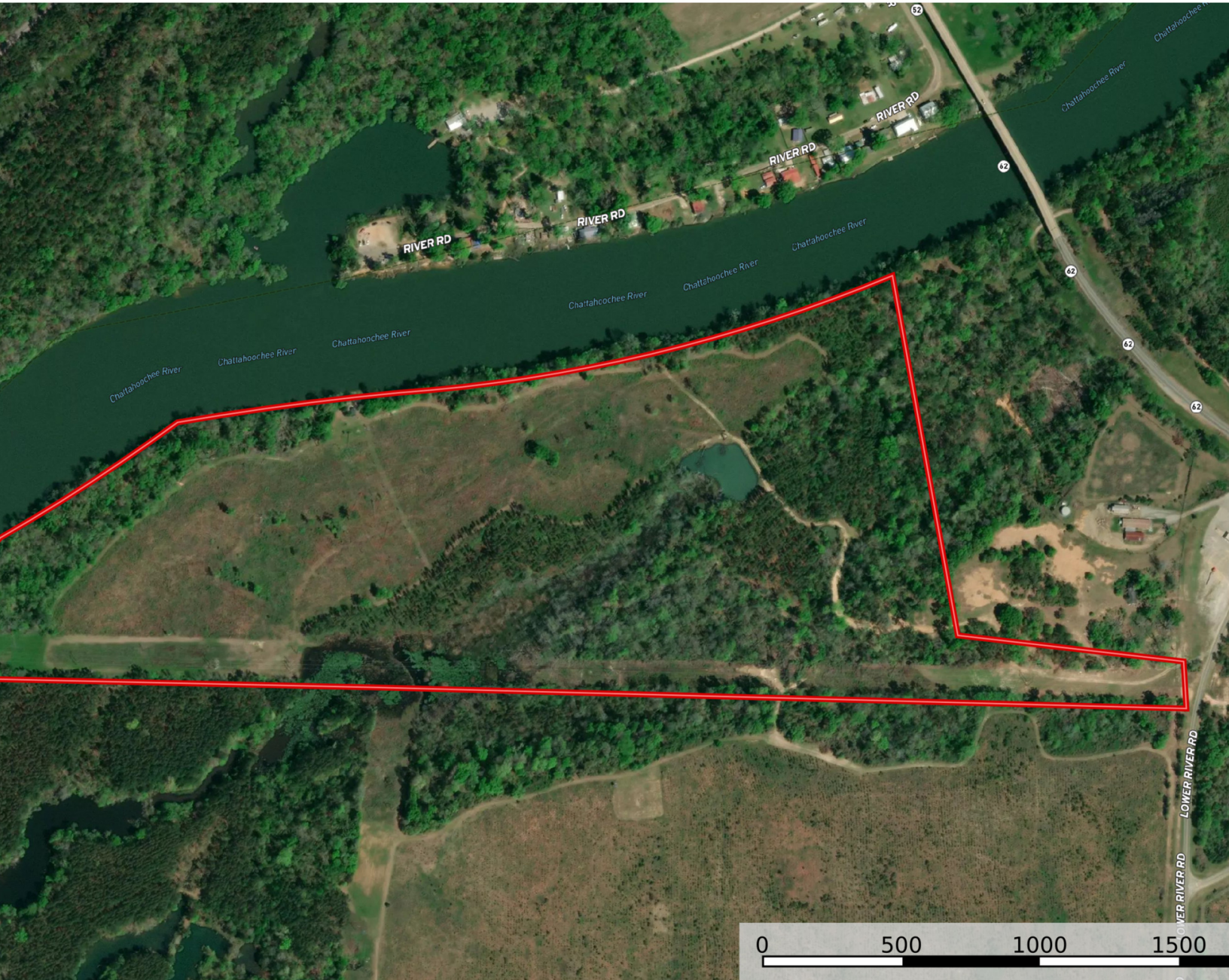




**FOR SALE  
LAND  
\$629,000**

89 ACRES IN EARLY COUNTY, GA : RIVERFRONT  
PROPERTY WITH CABIN AND OUTSTANDING HUNTING  
LAND

**LOWER RIVER ROAD, BLAKLEY, GA 39823**



**CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610**



**CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881**



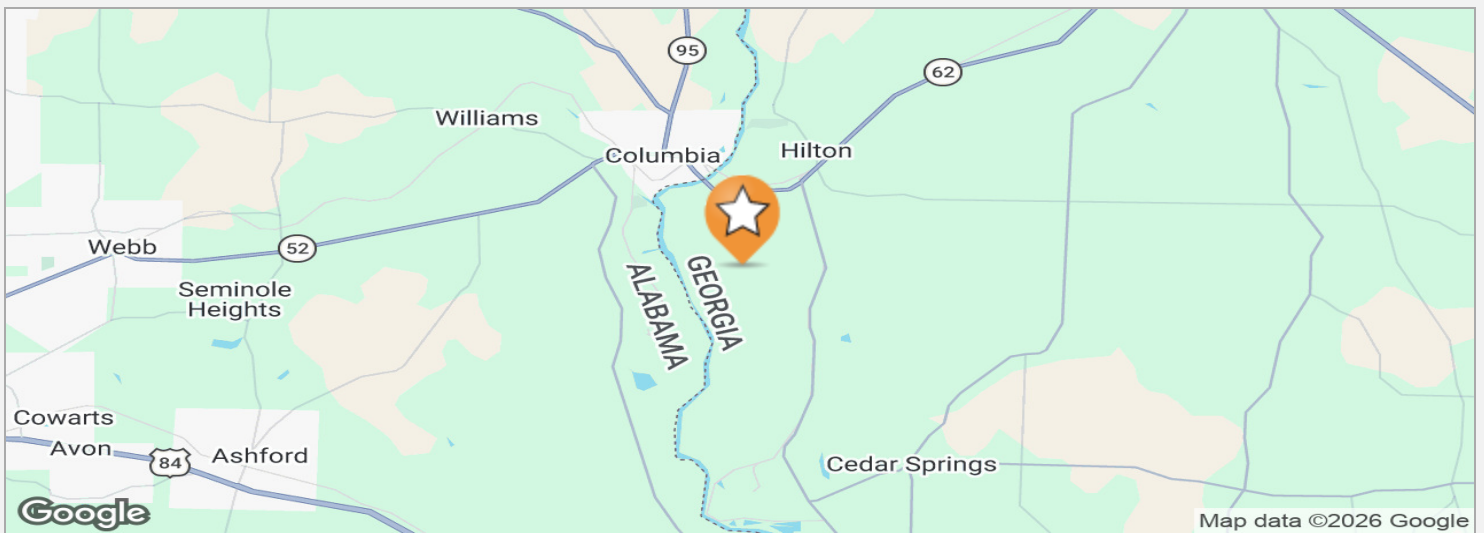
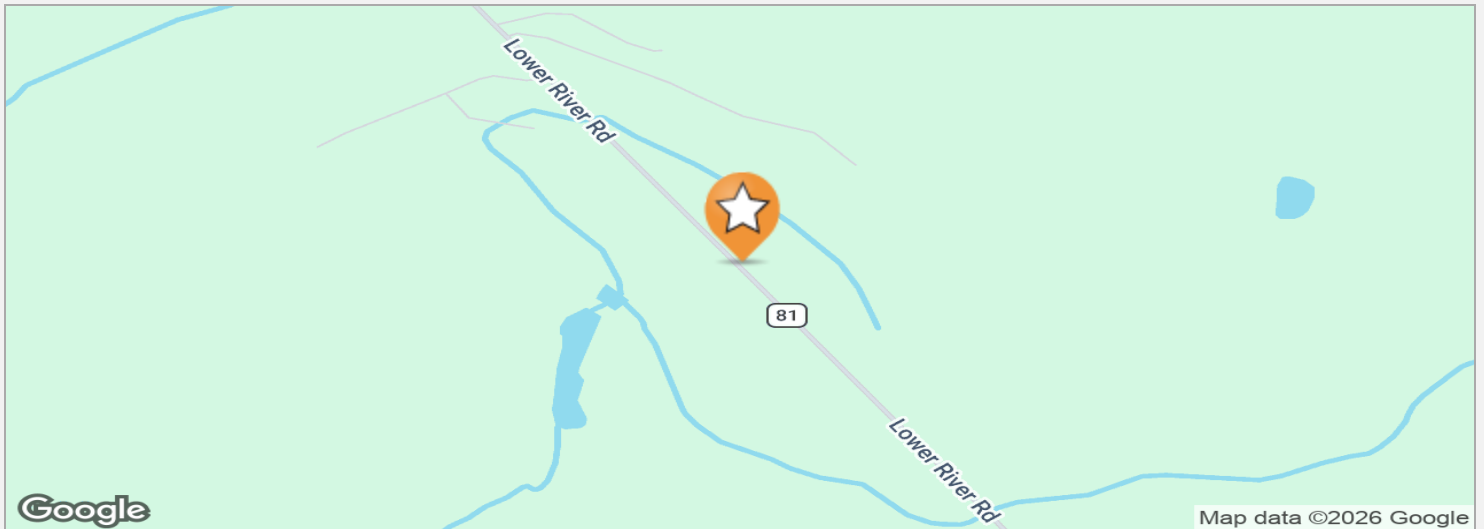
## OFFERING SUMMARY

<b>Listing Price</b>	\$629,000
<b>Acres</b>	89.29 Acres
<b>Price Per Acre</b>	\$7,044
<b>County</b>	Early
<b>Zoning</b>	AG
<b>Utilities</b>	4" private well & private septic tank on site. Underground electric from Lower River Road to the riverbank.
<b>Parcel IDs</b>	0156027
<b>Coordinates</b>	31.2514409, -85.088267
<b>Real Estate Taxes</b>	700.00

## PROPERTY OVERVIEW

This 89-acre property is a true outdoor paradise for hunters and anglers alike. Nestled along 4,000 +/- linear feet of the scenic Chattahoochee River, it offers exceptional opportunities for deer, turkey, and duck hunting, as well as outstanding freshwater fishing for catfish, bream, and bass. A charming cabin sits on the riverbank, complete with a relaxing porch overlooking the water, a 4-inch well, a septic system, and underground electric for convenience. The cabin has easy access to the river via a walkway where you can tie off your boat, and a nearby public boat ramp ensures added convenience. The seller also holds a permit from the Corp of Engineers to build a dock, offering even more potential for enjoying the riverfront. The land itself is incredibly diverse, featuring 35 +/- acres of 8-year-old loblolly pines, 20 +/- acres of mature 23-year-old loblolly pines, and 30 +/- acres of natural hardwood and mixed pine forest. A 5-acre duck pond enhances the property's appeal, and a well-maintained road system provides access throughout, including a powerline corridor perfect for setting up deer stands. Whether you're looking for a recreational retreat, a hunting haven, or an investment opportunity, this property has it all. Schedule your private tour today and experience the unmatched charm and potential of this riverfront gem.



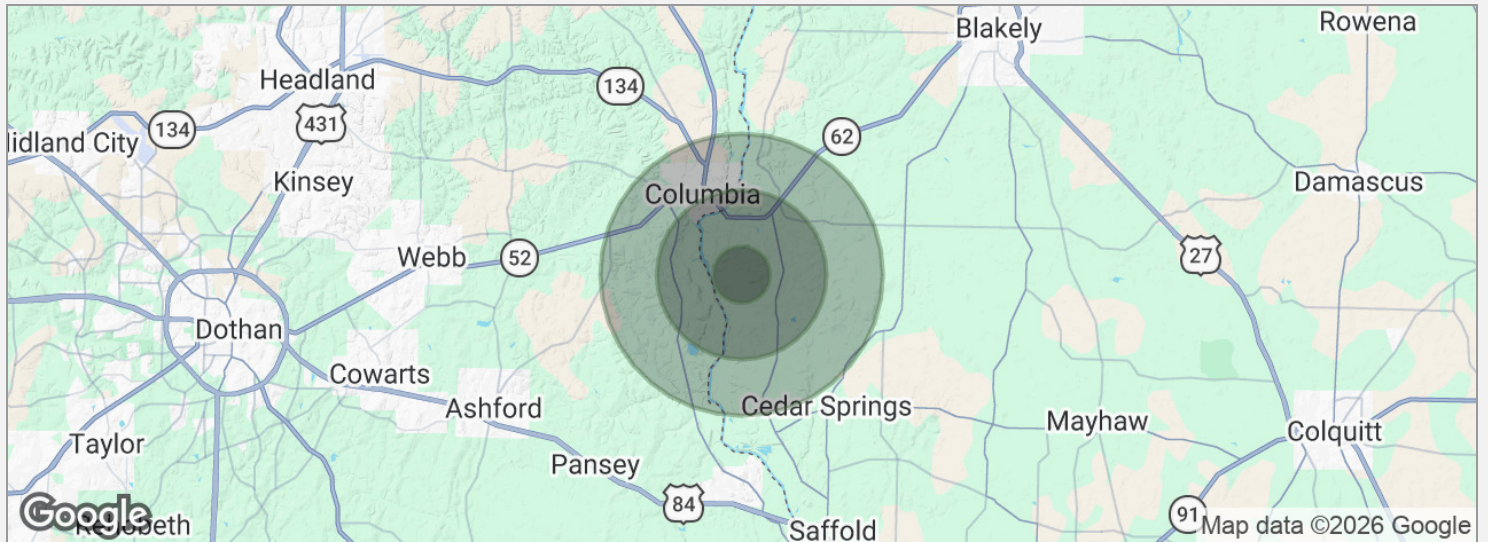


### DRIVE TIMES

- From Dothan, AL. 30 minutes.
- From Blakley, GA. 20 minutes.
- From Atlanta, GA. 3 hours.
- From Panama City, FL. 2 hours.

### DRIVING DIRECTIONS

From Dothan, AL, go east on SR 53 to Columbia, cross the Chattahoochee River, turn right on Lower River Road, Property on right next to Power Line.



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	19	417	1,604
Median age	45	46	45
Median age (male)	44	45	44
Median age (Female)	45	47	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	8	175	687
# of persons per HH	2.4	2.4	2.3
Average HH income	\$53,726	\$61,976	\$63,103
Average house value	\$115,846	\$149,002	\$159,198

\* Demographic data derived from 2020 ACS - US Census