

FOR SALE - Waterfront Development / Investment Parcel

38.37+Acres: Harris Neck, McIntosh County, Georgia



- Excellent opportunity for a waterfront homestead or future development parcel
- Conveniently located within 10 minutes of Interstate 95 and within 1 hour of Savannah and Brunswick, Georgia
- Located immediately adjacent to Julienton Plantation, an 1,100-acre development tract purchased by Crescent Resources in July 2007 (Developer of Palmetto Bluff)
- Parcel would also represent an excellent 1031 opportunity to purchase and hold until adjacent properties are developed

List Price: \$1,700,000

* Pricing and acreage estimates subject to change without notice.

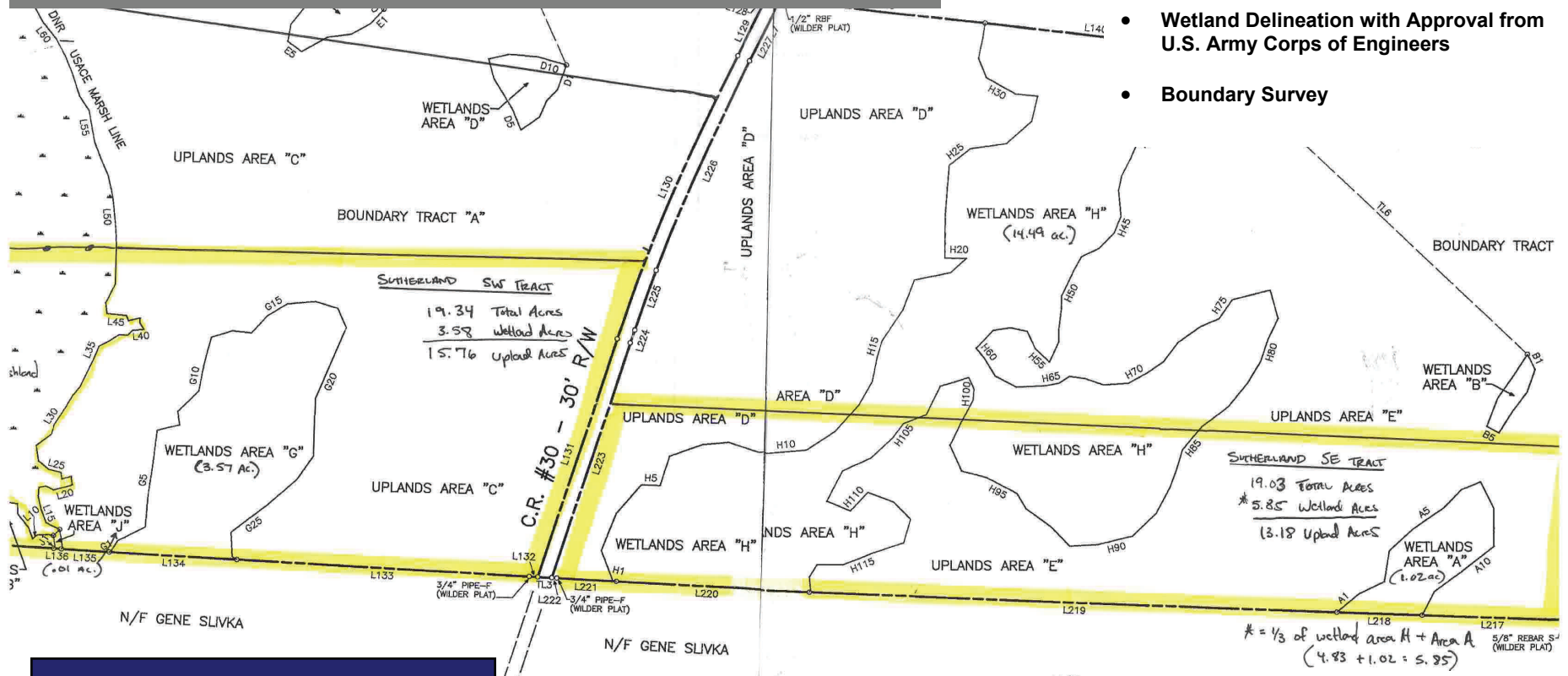
GILBERT & LATTIMORE
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BOUNDARY SURVEY

Waterfront Development or Investment Parcel



Available Due Diligence Items:

- Phase I Environmental Assessment
- Wetland Delineation with Approval from U.S. Army Corps of Engineers
- Boundary Survey

List Price:
\$1,700,000
 OR
\$58,742 per Upland Acre

Parcel	Marshland Acres	Non-Marshland Acres	Wetland Acres	Upland Acres
Southwest Tract	29.50	19.34	3.58	15.76
Southeast Tract	0.00	19.03	5.85	13.18
Totals	29.50	38.37	9.43	28.94

For Additional Information Please Contact:

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