

FOR SALE

BRIAR PATCH LAKE

Richmond County, GA

1,100 +/- Acres

\$4,000,000



CROSBY
LAND COMPANY



Briar Patch Lake is an exceptional property and an even rarer opportunity to own 2.4 miles of Savannah River frontage much of which is described as high bluff. Located just south of Augusta, GA this iconic property has served avid sportsmen for generations, well known for its abundance of turkey, waterfowl, and massive whitetail deer this property offers something for all hunters and their families alike. The landscape is diverse in nature with upland pine plantations transitioning to bottomland hardwood offering excellent transitional habitat conducive to abundant populations of wild game. Multiple wildlife plots have been strategically placed throughout the property, with seasonal plantings, a rigorous feeding program and selective harvest, the genetics, and quality of deer hunting are phenomenal. The Briar Patch Lake is easily accessible with an excellent road system much of which is improved and capped with gravel. In addition to the excellent road system, there is a private concrete boat ramp for the launching of fishing boats or kayaks for those exploratory river excursions. Other features include a small fishing camp with a fireplace located on Briar Patch Lake, this is a private secluded oxbow lake that offers incredible crappie fishing not to mention a perfect setting for entertaining guests after a long day afield. The timber has been under a vigorous management plan for some years now, the containerized loblolly that was planted in 2019, much of it is now 10-12 ft to terminal bud, evidence of the extraordinary site that exists. These plantations will continue to yield high annual growth rates and make a solid investment return for the next owners. The natural hardwood bottoms consist of mature red oak, white oak, gum, maple, and cypress much of which is of the saw timber quality. Briar Patch Lake is the epitome of a well-managed high-end recreational property that will offer much enjoyment as well as long-term financial returns, it is well suited for a private family compound or just a weekend retreat area. Currently, there are no conservation easements in place on this property. The natural features that exist here on Briar Patch Lake would lend itself to be an excellent candidate should the next owner be interested in taking advantage of this opportunity.

FEATURES

- Merchantable & Pre-merchantable pine plantation
- Hunting
- Private boat ramp
- River frontage
- Electricity

*Shown by
appointment
only*

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