

# PROPERTY FOR SALE



## THREE RIVERS RETREAT

**JEFF DAVIS CO., GA • ±260 Acres • \$673,400 (\$2,585/Acre)**

Unbelievable! Awesome property located near the confluence of the Ocmulgee, Oconee, and Altamaha rivers. The tract is almost adjacent to Hinsons Boat Landing. Only 5 miles to Towns Bluff Park and the Bullard Creek WMA. Two hours to Savannah and 2.5 hours to Jacksonville. Manufactured home with all the amenities and utilities on site. Many recreational opportunities can be enjoyed here including dove/turkey/deer hunting, boating and fishing, camping, horseback riding, ATV, etc.

### LOCATION

5 miles north of Hazlehurst, GA on Hinsons Landing Road

### SITE DATA

- County Road Frontage
- Manufactured Home
- Timberland (harvested 2022)
- Hardwood Drains

### OPPORTUNITY

- Real Estate Investment
- Subdividable
- Family Estate Property
- Ultimate Getaway

Information in this property is believed reliable but is not warranted or guaranteed.



**DAN ROCK, ALC**  
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