

Twin Lakes at Lake Russell



Offered for \$ 5,890 / Acre



+/- 410.35 Acres | 2688 Calhoun Falls Highway | Elbert County, GA |

Twin lakes at Lake Russell is one of the most unique offerings I have seen on Lake Russell. Lake Russell is a 26,650-acre Core of Engineers Lake that boast pristine shorelines and some of the best fishing around. The undisturbed, 300+/- foot buffer ensures this lake will be in its natural beauty for the foreseeable future. This incredible property has about 9,640 feet of core frontage on 3 private coves just a short boat ride from the only Georgia Marina on the Lake. In addition, the property has a 14.5 +/- acre lake with 4 silt ponds ensuring the clarity of the water and another 8 +/- acre lake with 3 silt ponds keeping it clear. I am told that these lakes provide some of the best duck hunting in Georgia. An old Cottage (needs TLC) sits along the shoreline of the 14.5 +/- acre lake that is currently being used as a hunting camp. Additionally, there are two small ponds on the property as well as another old home with good bones (needs TLC). The tract consists of a mixture of mature hardwood and pine with a combined 4800 +/- feet of paved road frontage on Calhoun Falls Highway just a mile from the entrance to Beaverdam Marina. The possibilities are endless with this property. Whether you are looking to build a family compound, hunt and fish or capture the opportunity of future development this property has it all.

Mark Costello

Listing Broker

1551 Jennings Mill Rd. Suite 1400A

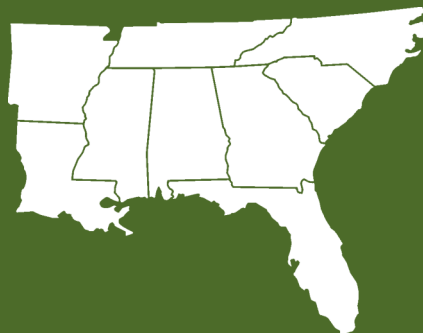
Phone: 706.549.5050

Mobile: 706.207.5850

Fax: 706.549.8909

Email:

mcostello@southernlandexchange.com



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Land Exchange**