



For Sale

**368.13 Acres
2817 Dover Bluff Road
Waverly 31565**

Camden County, Georgia

Fred Freyer
Cell 912-230-0539
Fax 912-634-1357
Email: fred@fredfreyer.com

Don Wright & Associates
119 Marina Drive
St. Simons Island, Georgia 31522
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Note: The information contained herein along with accompanying documents was obtained from sources deemed reliable but is not guaranteed by Don Wright & Associates.

Summary of Offering

General Description: This one-of-a-kind property has been recognized as the best available deep-water tract for development on the coast of Georgia. The property's location is impeccable as it is located in growth orientated Camden County one minutes' drive from the I-95/Dover Bluff Road interchange (Exit 22) and is 9 miles +/- via the Little Satilla River (no bridges) from the Atlantic Ocean. It adjoins Sanctuary Cove's 17th fairway and is located 400 feet +/- feet from the Hickory Bluff Marina via the Little Satilla River.

Video of Property: Click here: <https://youtu.be/ZtPJ5so1Ngs>

Address, Tax ID # and MLS #: 2817 Dover Bluff Road, Waverly, Georgia 31565, Tax Id is 125 008, MLS # 161643479.

Acres Breakdown: The property consists of 368.13 acres +/- . 247 acres +/- are uplands, 104 acres +/- are marsh and 17 acres +/- are wetlands. See attached maps.

Sewer and Water: It is anticipated that sewer and water will be provided by Water Utility Management. See attached letter.

Dock: The property contains a dock sufficient to accommodate two 50' boats and two 30'boats and the Little Satilla River at the dock has a depth of 15 feet at low tide according to the owner.

Zoning: The property is currently zoned FA (Forrest Agricultural) and is being offered subject to the Purchaser rezoning same to a zoning classification acceptable to the Purchaser and Seller.

Proof of Funds: The property is being offered subject to the Purchaser providing proof of funds to the Seller at the time a purchase contract is submitted to the Seller.

Sanctuary Cove: Sanctuary Cove adjoins the property. Sanctuary Cove is a gated single family Little Satilla River deep water community with median house sales of \$545,000. It has a Fred Couples designed 18 hole semi private golf course with six different membership levels ranging from \$330 to \$600 per month. Other amenities include a river house, day dock, pool, tennis courts, pickle ball courts, boat and rv storage, walking trails, swings and a community fire pit.


Hickory Bluff Marina: The Hickory Bluff Marina is a full-service marina located 400' +/- from the property. A new membership is \$500 to join and \$700 per year. The marina has a boat hoist/lift for launching up to a 26'boat, live bait shrimp, ice, Ethanol Free 89 Octane fuel, a marina store, a trailered boat parking area and fishing clean stations. The monthly boat storage fee is \$100.


Jacksonville International Airport: Located a 40 minute drive from the property.






Development Concepts: Because of the property's beauty and location it has potential uses limited only by a developer's imagination and creativity. For example, imagine a major resort anchored by a hotel and spa served by an 18 hole golf course and full service marina available for no development cost.

Price: \$12,000,000.

Don Wright & Associates
Fred Freyer
Associate Broker

 Don Wright & Associates
Market Boundary

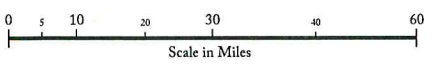
 Don Wright & Associates
Office Locations

-  Interstate
-  U.S. Highway
-  State Highway
-  Military Installation
-  Federal / State
Park or Wildlife Preserve

DON WRIGHT & ASSOCIATES

Commercial Real Estate Services

(912) 638-4740



This map was produced for Don Wright & Associates and is solely for discussion purposes only. Listings shown on this map are subject to change and without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

Map Produced by
 THOMAS & HUTTON





JDR of Fernandina, LP Tract

Aerial & National Wetland
Inventory (NWI)
12/12/2023

- Parcels
- Forested Wetland
- Salt Marsh
- Water

Upland:	+/-247 Acres
Wetland (NWI):	+/-17 Acres
Salt Marsh:	+/-104 Acres
Total:	+/-368.13 Acres

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Water Utility Management, LLC

28 Abercorn Street - Savannah, GA 31401

PO Box 1526 - Savannah, GA 31402



December 14, 2023

Fred Freyer
Associate Broker
Don Wright & Associates
119 Marina Dr
St Simons Island GA 31522

Fred,

I enjoyed meeting with you last week concerning the tract of land on Dover Bluff Rd in Camden County and adjacent to the Sanctuary Cove development.

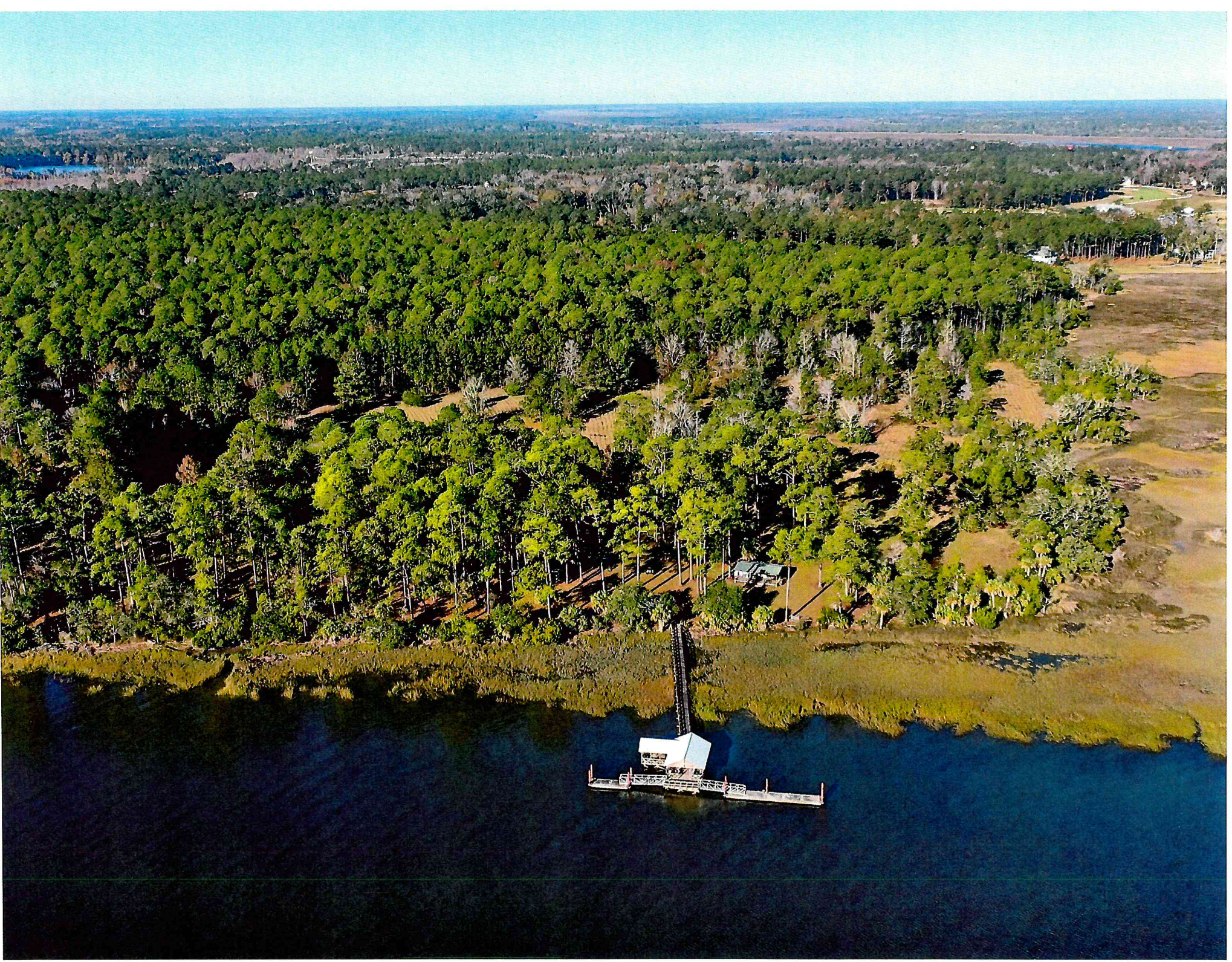
Water Utility Management serves the area of Camden County and has a franchise agreement in place. WUM has a 10-inch water main and a 10-inch sewer line on Dover Bluff Rd in front of the adjacent property. WUM can provide water and sewer to the property. If you have any questions or require any additional information, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Don Smith".

Don Smith







HICKORY BLUFF MARINA BOAT HOIST/LIFT FOR 26' BOATS



COURSE DETAILS

Sanctuary Golf Club is a Love Golf Design/Fred Couples Signature course, which sits on the Golden Isles of Georgia and represents one of the top semi-private golf facilities in the state. Sanctuary Golf Club is the first project for Love Golf Design that does not bear the name Davis Love III as the signature designer, but it is a partnership that blends the classic design elements from traditional golf course architecture with

The result at Sanctuary Golf Club is a par-72, 7,500 yard layout that is different from the typical residential golf experience and one that is truly unique to the area. By working with the natural features of the land, Couples has created a course that is challenging without being penal, and one that golfers will not tire of playing.

AMENITIES

GOLF SHOP

Sanctuary Golf Club is proud to offer golf merchandise at Competitive Prices.



GOLF INSTRUCTION

Whether you are new to golf, wish to fine-tune your swing mechanics, or want to enhance your shot-making and strategic skills, Sanctuary Golf Club has an instructional program for you.



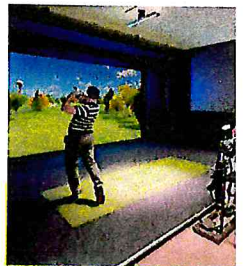
BAR + GRILL

Featuring a full bar and extensive menu serving breakfast options and lunch daily. Dinner and live music available on Friday evenings. Catering dropoffs and private events also available.



SIMULATOR

Coming soon! Perfect your swing with our state of the art simulator, complete with instruction bay.



SHORT GAME AREA

Get in some extra practice around the green with our

