

Georgetown Riverfront Property

Georgetown Riverfront Property, Brunswick, Georgia 31523

Mike Lansdell, ALC
912-409-0925
mikel@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$2,309,000

Offering Summary

Acreage:	287.61 Acres
Price / Acre:	\$8,028
State:	Georgia
City:	Brunswick
County:	Glynn
Property Type:	Waterfront, Hunting and Recreational Land, Acreage and Estates, Timberland, Conservation Easements

Property Overview

Located within the Brunswick area, this remarkable 287-acre property offers an extraordinary opportunity to invest in a legacy property. Boasting a deep water and dock able homesite, this property has approximately 800 feet of frontage on the Turtle River. This expansive parcel presents recreation opportunities like hunting, fishing, bird watching and boating. Its strategic location near the coveted Golden Isles of the Georgia Coast and close proximity to Jekyll and St. Simons Islands further enhance its allure. The property is protected by a forestry friendly conservation easement to preserve it for generations to come. The home site is not a part of the easement and has unencumbered access. The homesite is slathered with outstanding marsh and river views guaranteed not to disappoint. Additional acreage is available, contact listing agent for more information.

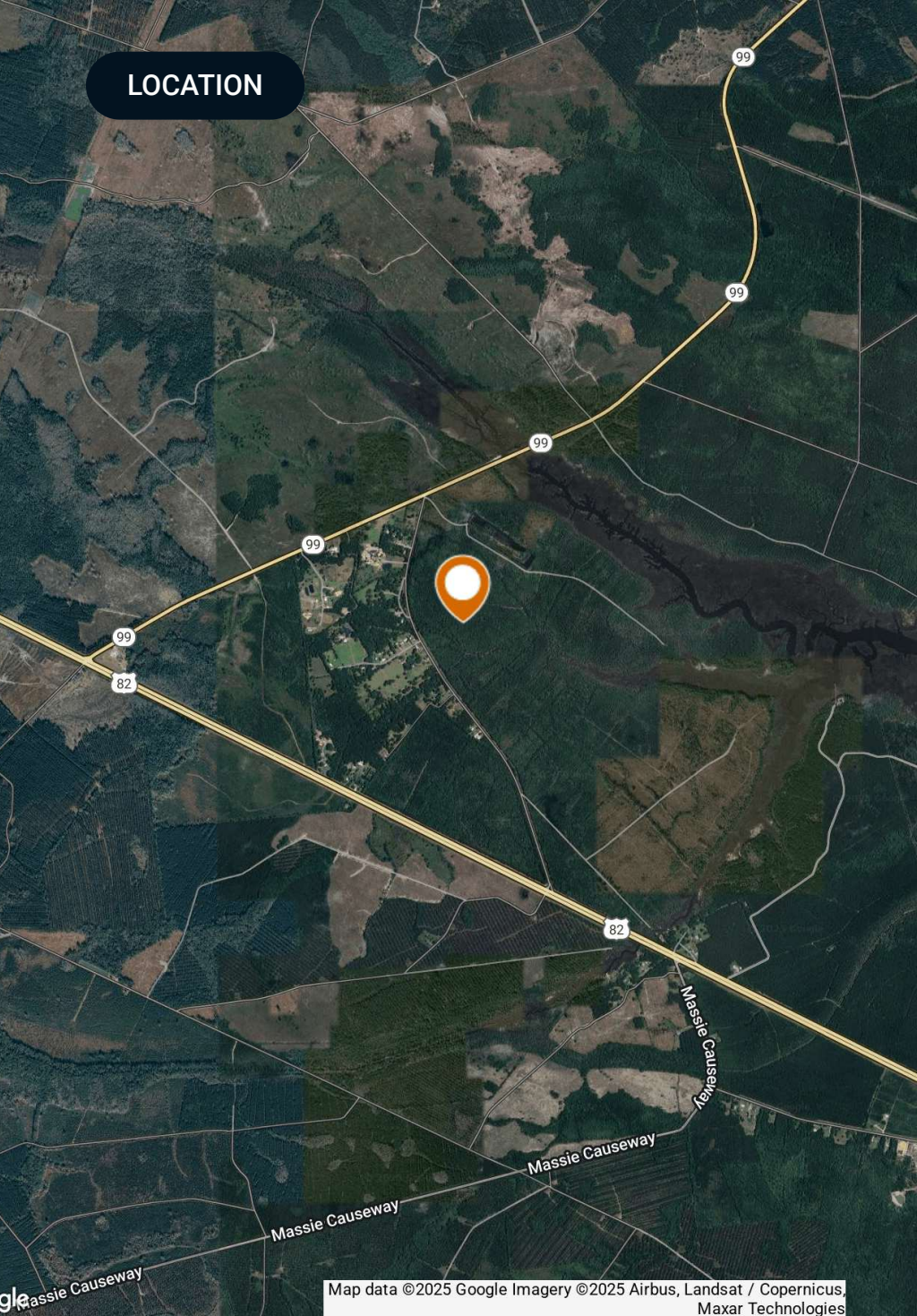


SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	227.8 Upland acres, 59.81 Wetland acres • Meggett • Brookman • and Kingsland primarily
Soil Types:	
Taxes & Tax Year:	\$892.17 for 2025
Zoning / FLU:	PDG-CP Planned Development
Lake Frontage / Water Features:	Turtle River
Water Source & Utilities:	Well and septic
Road Frontage:	Georgetown Road and Highway 99
Nearest Point of Interest:	Blythe Island State Park, St. Simons Island, and Jekyll Island
Current Use:	Vacant
Grass Types:	Native
Potential Recreational / Alt Uses:	Deep water homesite, boating, fishing, hunting
Land Cover:	Natural landscape with hardwood and pine cover
Structures & Year Built:	None
Survey or Site Testing Reports:	Survey

LOCATION



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

Location & Driving Directions

Parcel: 0202968 0203006

GPS: 31.2093675, -81.671403

Driving Directions:

- From Exit 29 at I-95, head west on US Highway 82 for 6.8 miles
- Turn right on Georgetown road for 1.4 miles
- Tract is on the right

Showing Instructions:

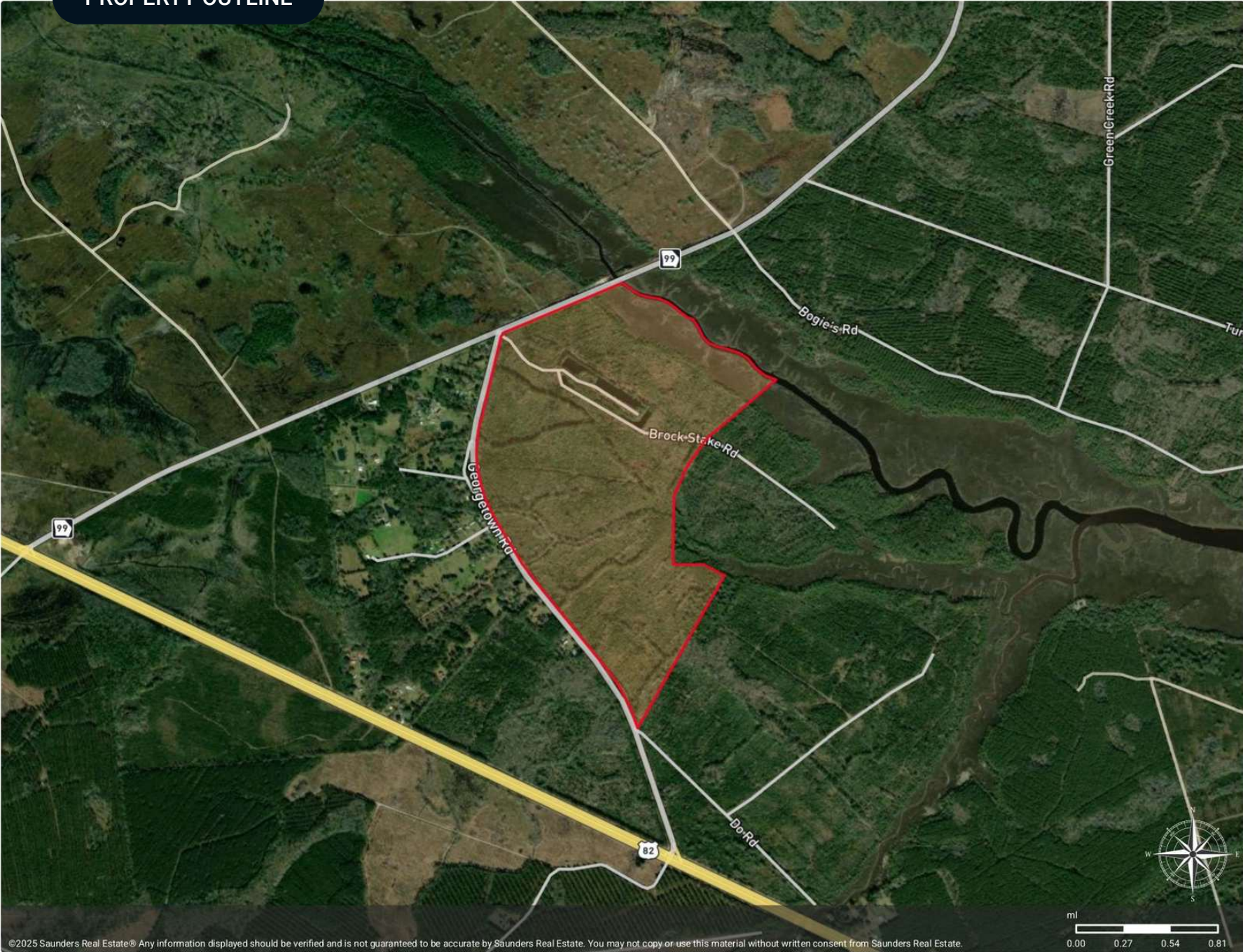
Call listing agent.

PROPERTY OUTLINE



Overview

Polygon



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WETLANDS



Wetlands NWI

- ▬ Polygon
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine
- Wetlands NWI: Estuarine

CODE	DESCRIPTION	ACRES
E2EM1N	Estuarine and Marine Wetland	13.96
PFO1/2C	Freshwater Forested/Shrub Wetland	13.72
E2EM1/USN	Estuarine and Marine Wetland	8.66
PFO1Bd	Freshwater Forested/Shrub Wetland	7.63
PFO1/4R	Freshwater Forested/Shrub Wetland	6.63
PUBHx	Freshwater Pond	4.54
PFO4B	Freshwater Forested/Shrub Wetland	2.28
E1UBL	Estuarine and Marine Deepwater	1.13
PFO1C	Freshwater Forested/Shrub Wetland	0.87
TOTAL UPLAND		227.80
TOTAL WETLAND		59.81
TOTAL		287.61



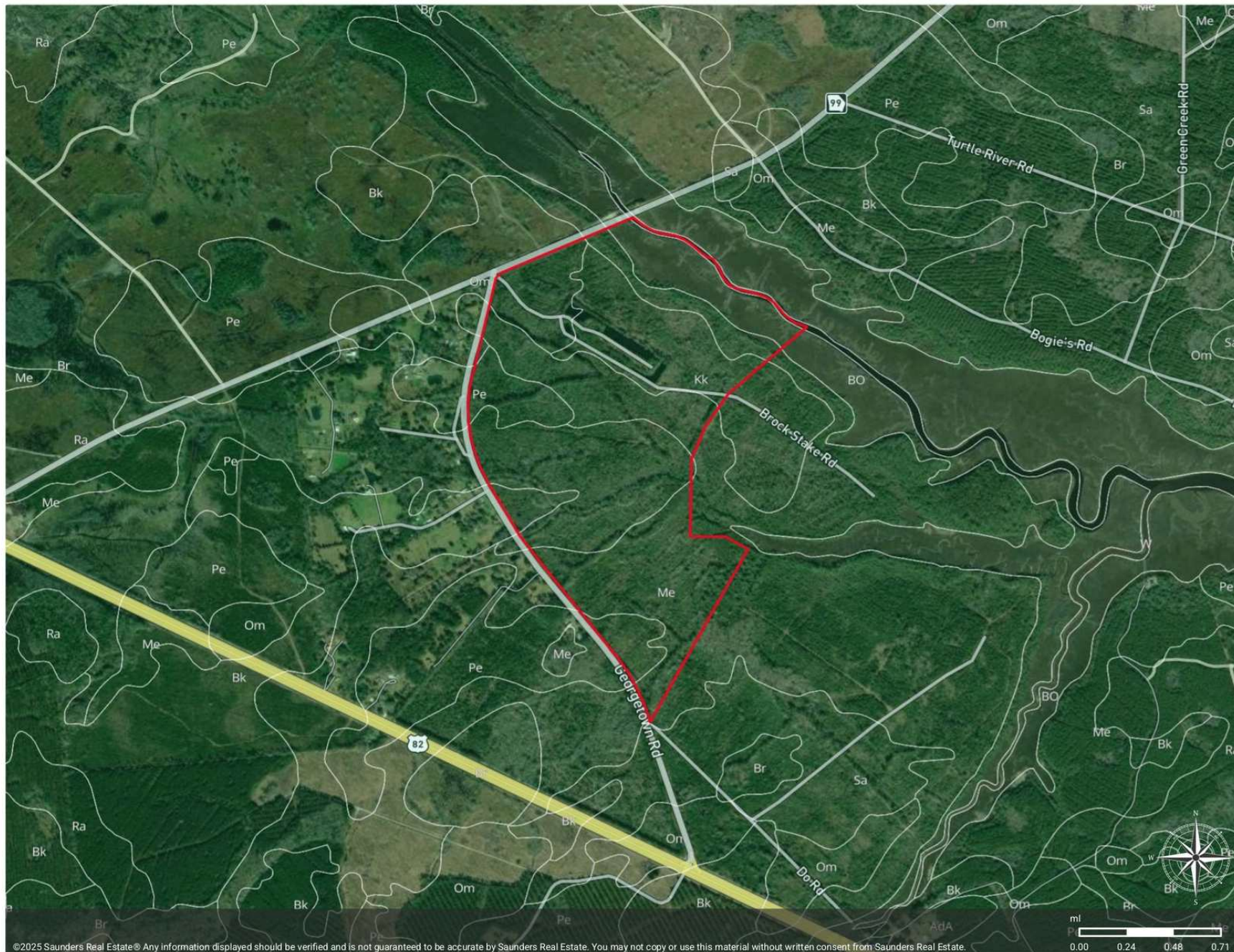
SOILS



Soils

- Polygon
- Soils

MUID	COMPONENT NAME	ACRES
Me	Meggett	103.26
Br	Brookman	62.62
Kk	Kingsland	44.74
Pe	Pelham	24.13
BO	Bohicket	23.48
Om	Olustee	21.54
Bk	Bladen	6.34
W	Water	1.50
TOTAL		287.61

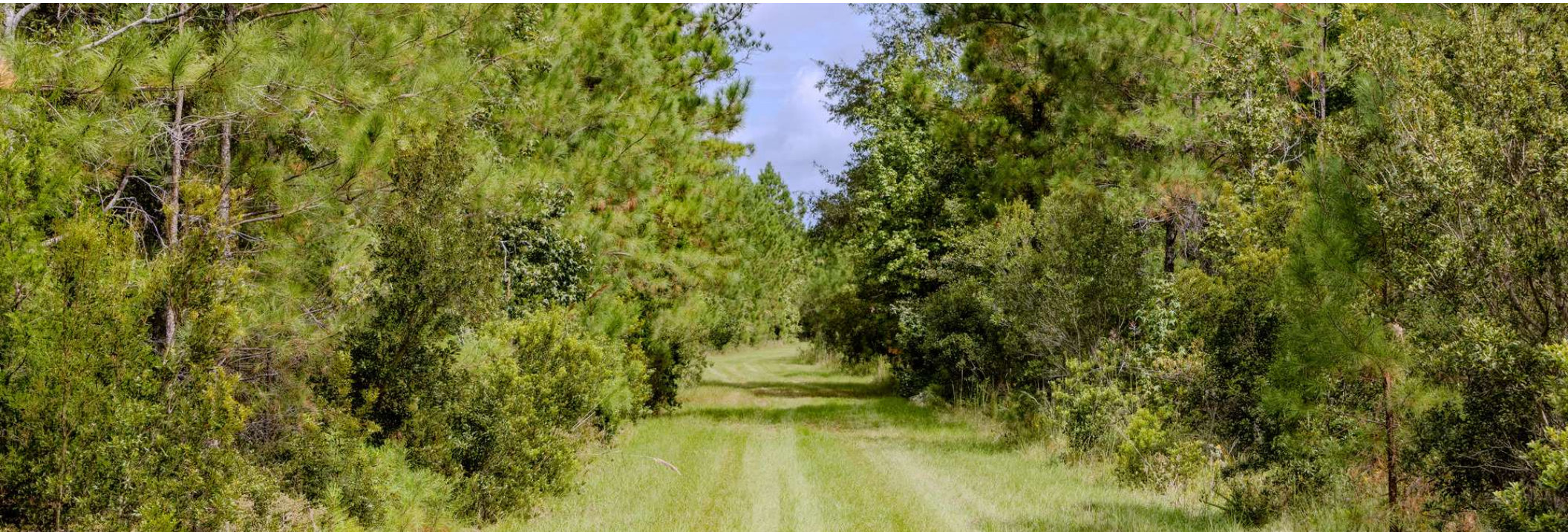


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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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