



Salt Marsh Riverfront Property

Georgetown Rd, Brunswick, Georgia 31523

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PROPERTY OVERVIEW



Sale Price

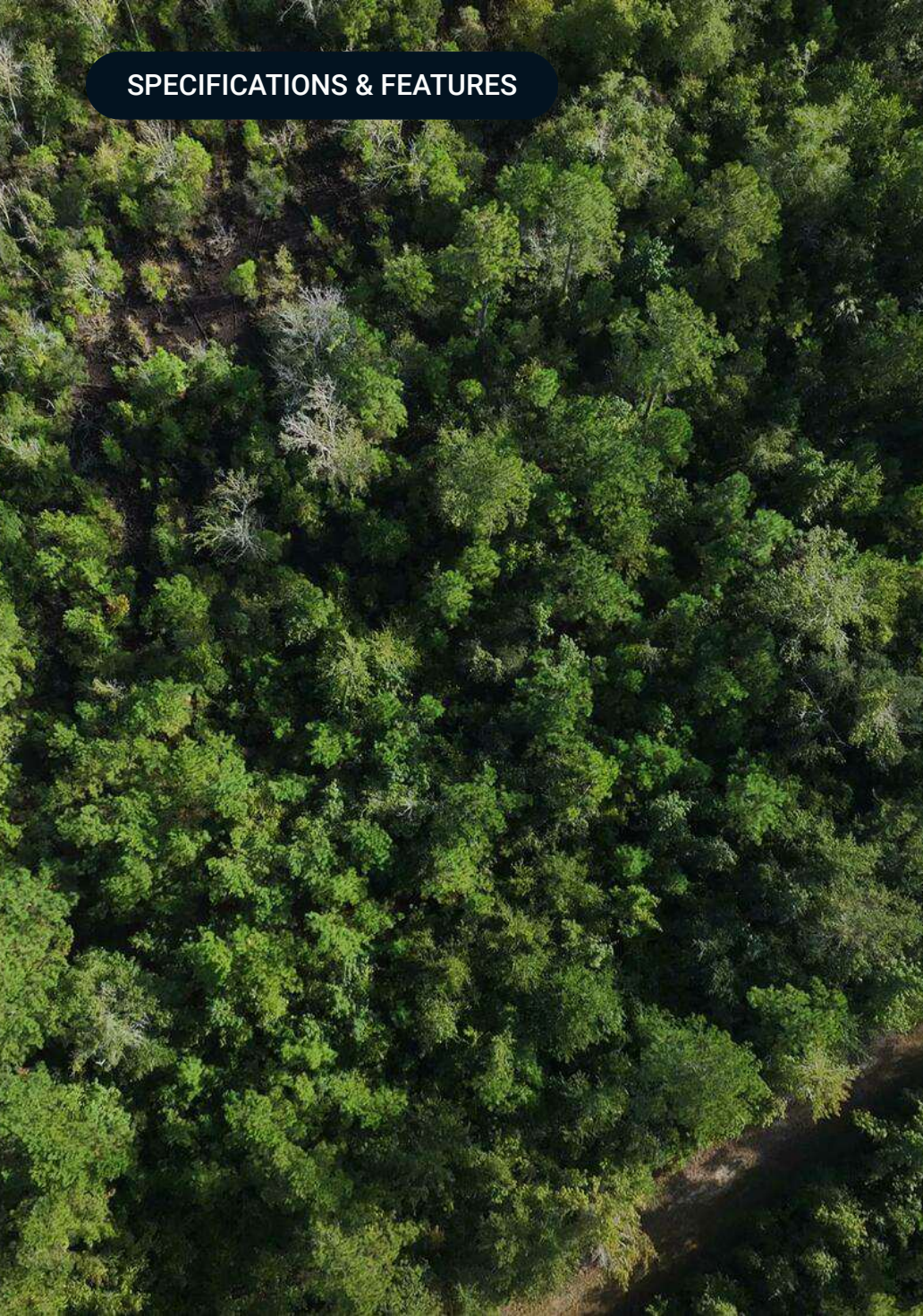
\$2,374,350

Offering Summary

Acreage:	294 Acres
Price / Acre:	\$8,076
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 294-acre property offers an extraordinary opportunity to invest in a legacy property. Boasting a deep water and dock able homesite, this property has approximately 2,000 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.

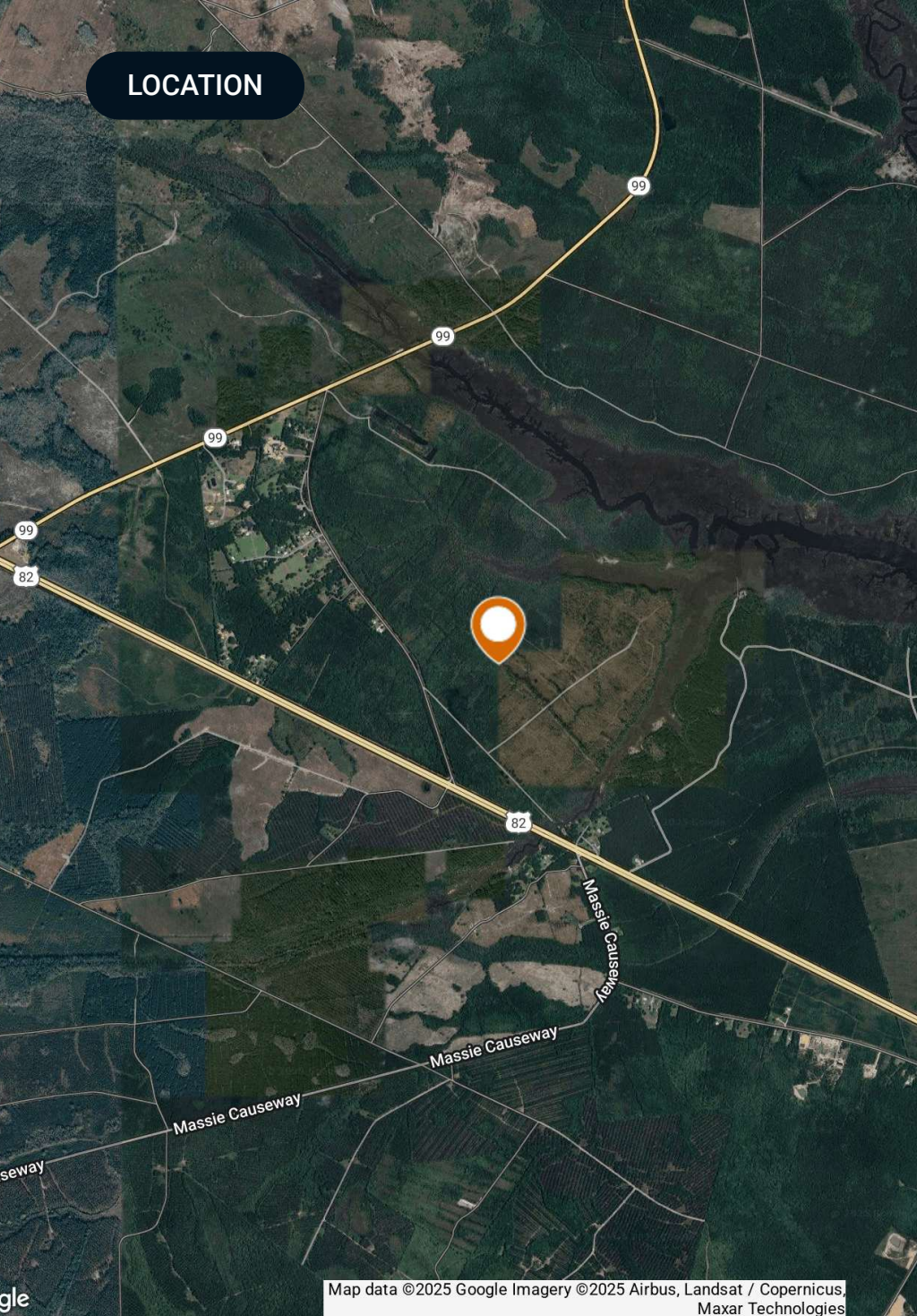


SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	Upland acres 207.46. Wetland acres 86.62 • Mainly Bohicket • Meggett • Sapelo • Kingsland
Soil Types:	
Taxes & Tax Year:	\$942.55 for 2025
Zoning / FLU:	PDG CP
Lake Frontage / Water Features:	Turtle River frontage
Water Source & Utilities:	Well and septic
Road Frontage:	Georgetown Road
Nearest Point of Interest:	St Simons, Jekyll, and Cumberland Islands, Brunswick, Blythe Island Regional Park
Current Use:	Vacant
Grass Types:	Native
Potential Recreational / Alt Uses:	Hunting, Fishing, Boating, Bird Watching
Land Cover:	Natural pine, hardwood, and Cabbage Palms

LOCATION



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

Location & Driving Directions

Parcel: 02-02967 02-03005

GPS: 31.202063, -81.6636352

Driving Directions:

- From 1-95 exit 29, go west 6.5 miles
- Turn right on Georgetown Road
- Property is 1/4 of a mile on the right.

Showing Instructions:

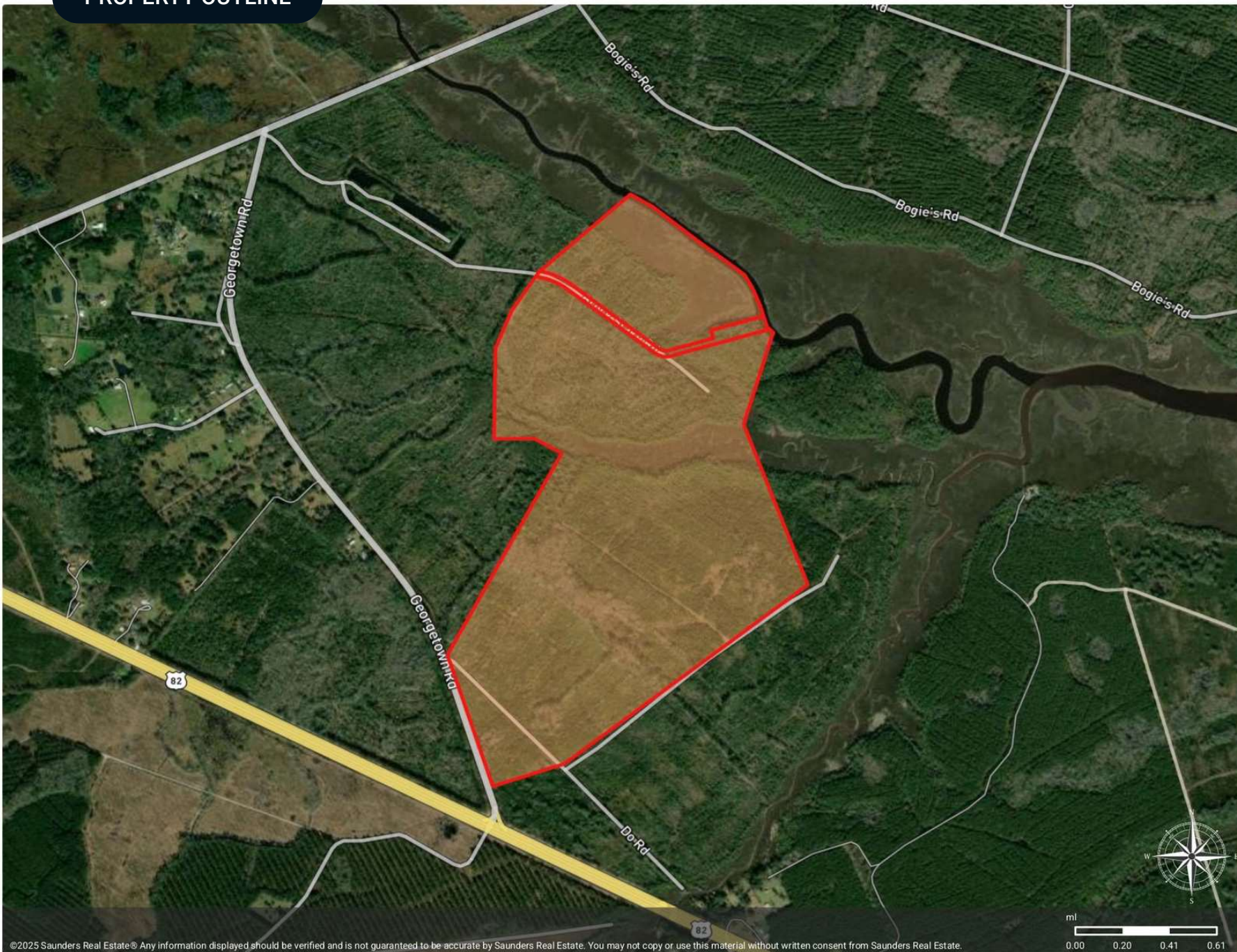
Call listing agent.

PROPERTY OUTLINE



Overview

- Parcel
- Parcel (selected)



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WETLANDS



Wetlands NWI

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

CODE	DESCRIPTION	ACRES
PFO1/4R	Freshwater Forested/Shrub Wetland	20.39
E2EM1/USN	Estuarine and Marine Wetland	17.74
E2EM1N	Estuarine and Marine Wetland	15.12
PFO1C	Freshwater Forested/Shrub Wetland	14.50
PFO4/1S	Freshwater Forested/Shrub Wetland	6.86
PFO1/2C	Freshwater Forested/Shrub Wetland	3.86
PFO4/1C	Freshwater Forested/Shrub Wetland	3.73
PFO1B	Freshwater Forested/Shrub Wetland	2.32
E1UBL	Estuarine and Marine Deepwater	1.35
TOTAL UPLAND		207.46
TOTAL WETLAND		86.62
TOTAL		294.08



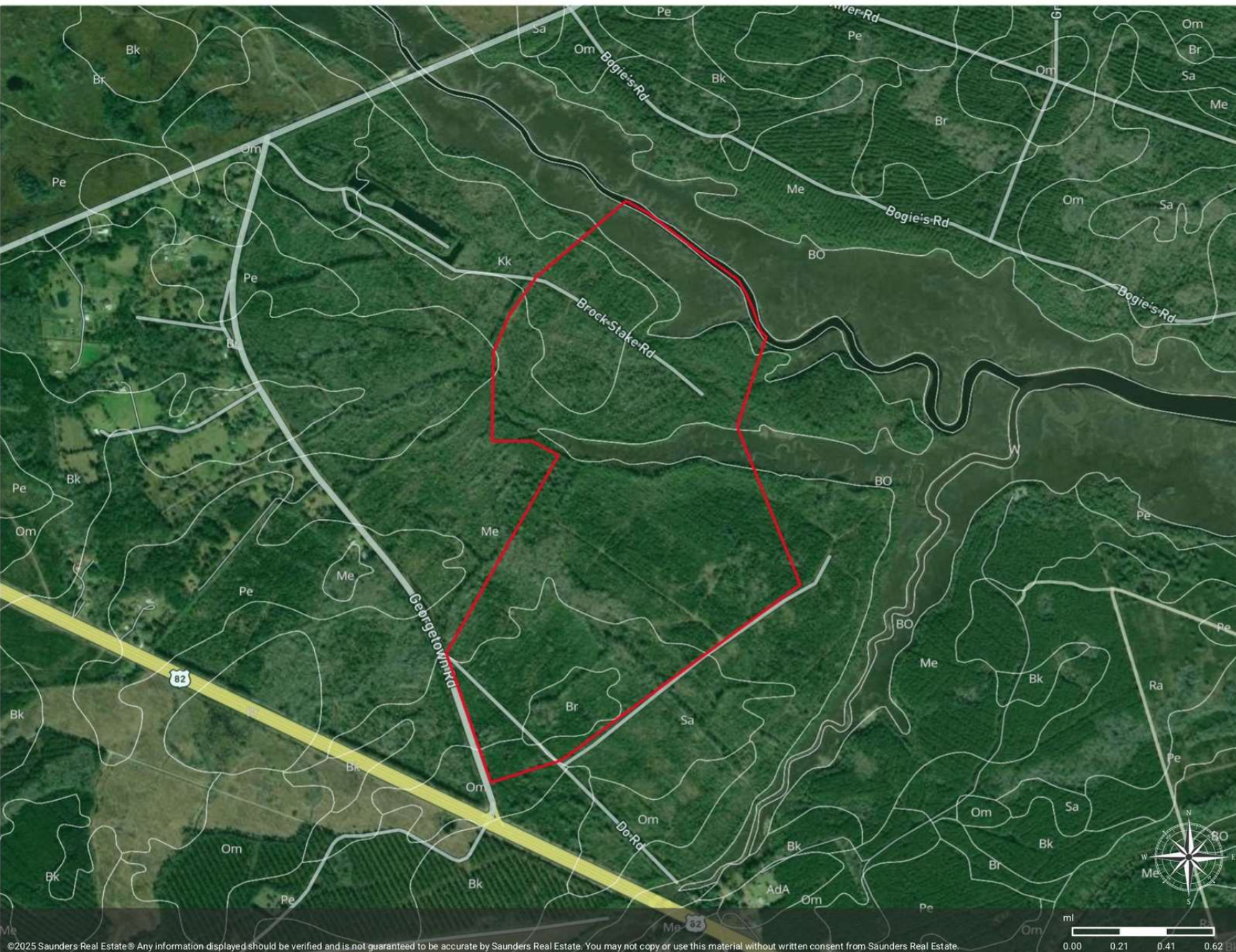
SOILS



Soils

- Polygon
- Soils

MUID	COMPONENT NAME	ACRES
Me	Meggett	164.44
Sa	Sapelo	44.86
Kk	Kingsland	33.41
BO	Bohicket	32.80
Br	Brookman	12.21
Om	Olustee	4.75
W	Water	1.61
TOTAL		294.08

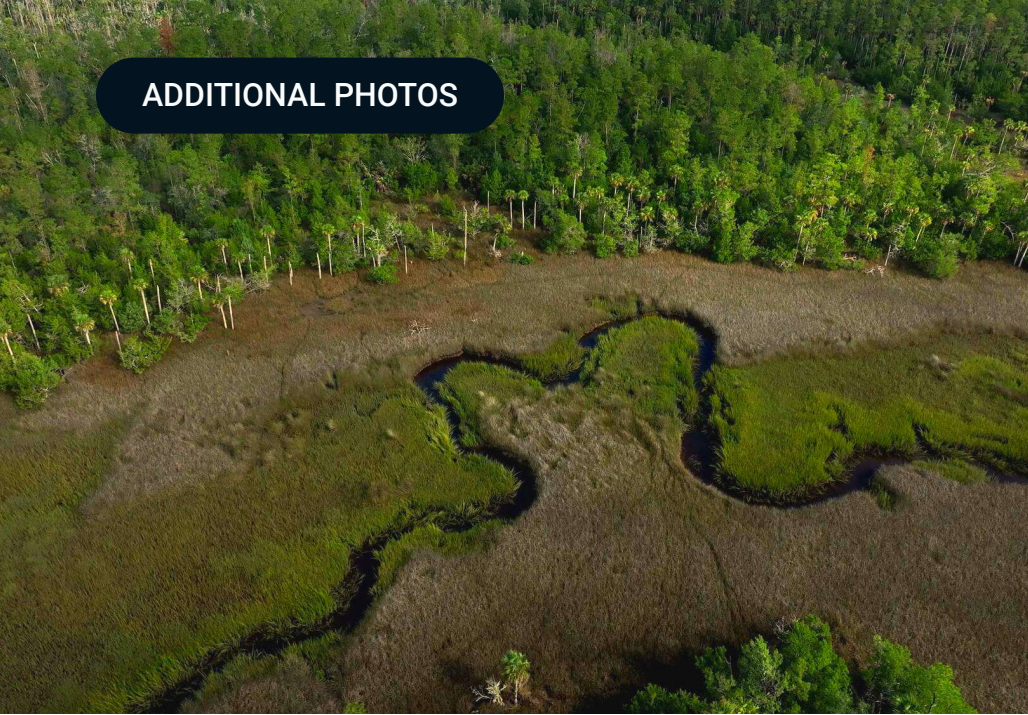


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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

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