



YOUNGMAN ROAD EAST MCINTOSH COUNTY, GA

74.56 +/- ACRES

\$447,360



PROPERTY DESCRIPTION

An extraordinary opportunity awaits on Young Man Road in McIntosh County, Georgia! Spanning an expansive 74.56 acres, this rare coastal land offering combines vast privacy, natural beauty, and direct access to Georgia's famed salt waterways.

Boasting paved county road frontage, the wooded property stretches to the east, where it meets dramatic tidal marsh vistas and coveted access to the Julinton River. Imagine building a private coastal estate, multi-family compound, or secluded retreat with access to deepwater navigation, world-class saltwater fishing, and pristine river views.

Positioned right down the road from the Harris Neck National Wildlife Refuge and just minutes from the vibrant coastal community of Shellman Bluff, you are perfectly situated for coastal living, boating, and golf.

- Location: less than 10 minutes to Interstate 95
- Commute: 45 minutes to Savannah, Hinesville, and Brunswick
- Water Access: Julinton River access with sweeping salt marsh frontage
- Recreation: Minutes to Shellman Bluff marinas, public boat launches, Harris Neck Wildlife Refuge trails and Sapelo Hammock Golf Course

With 74+ acres to craft your dream coastal setup, properties of this size with river access and road frontage rarely come to market!

Property Highlights & Features

- Stunning Saltmarsh Views
- Multiple Homesite Possibilities
- Julinton River Access And Views
- Over 1100 Feet Of Frontage On Young Man Road

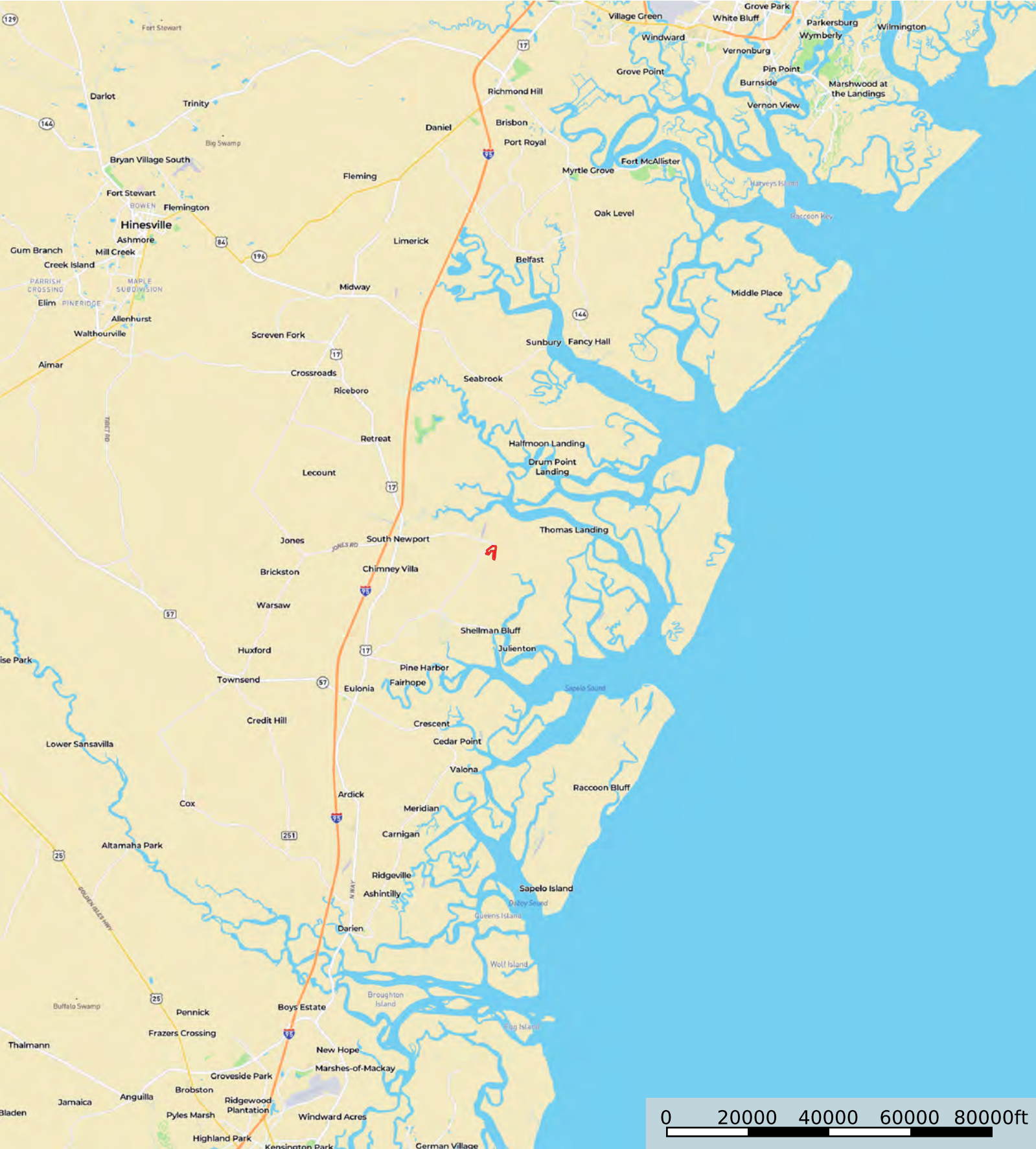
DIRECTIONS:

From Interstate 95 take Exit 67 South Newport to US Highway 17 South for approximately 1 mile. Turn left onto Harris Neck Road. Follow Harris Neck Road for approximately 5 miles, turn right onto Young Man Road. Property is approximately 0.2 mile on the left.

CONTACT

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 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

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