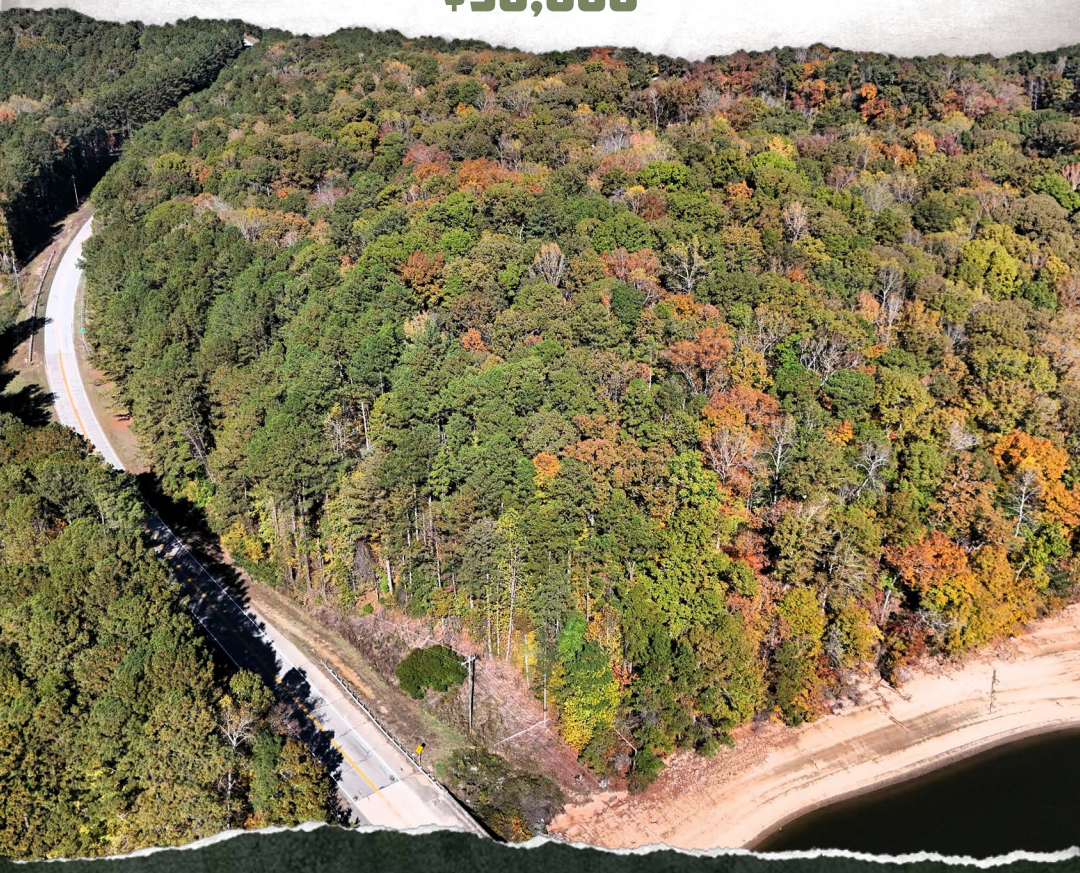
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

6± ACRES
TROUP COUNTY, GA

$90,000



OFFICE (334) 535-0242 | WWW.SMALLTOWNPROPERTIES.COM

THE TROUP 6

PROPERTY PROFILE

LOCATION:

- Chambers County Road 278 LaGrange, GA 30240
- Troup County, GA
- Chambers County, AL
- 1/3± Miles to the Public Boat Ramp
- 12± Miles W of Lagrange

COORDINATES:

- 33.0493, -85.2202

TAX INFORMATION:

- 2025 - $905

PROPERTY USE:

- Potential Homesite
- Weekend Retreat
- Fishing

PROPERTY INFORMATION:

- 6± Acres
- Unrestricted
- Accessed from a Paved Driveway
- Surrounded by Mature Hardwoods
- Minutes from 10,000± Acres of Public Hunting
- Joins the the U.S. Army Corps of Engineers Land Along West Point Lake



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JC LESTER
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jc@smalltownproperties.com
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smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TROUP 6

WELCOME TO THE PERFECT SETTING TO BUILD YOUR DREAM HOME OR WEEKEND GETAWAY ON WEST POINT LAKE IN LAGRANGE, GEORGIA. With no HOA or known restrictions, the 6± acre property is accessed from a shared, paved driveway off Chambers County Road 278. The majority of the land lies in Troup County, while 1± acre is in Chambers County, Alabama.

A public boat ramp is located just 1/3 mile away at the Dewberry Recreational Area, providing convenient access to roughly 40 square miles of fishing and boating opportunities on West Point Lake. The U.S. Army Corps of Engineers manages the shoreline of West Point Lake, and all docks and land disturbances must be approved by them. Additionally, they manage approximately 10,000 acres around the lake for public hunting opportunities, all just minutes from this tract.





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MORE ABOUT THE TROUP 6

Located only 12 miles west of downtown Lagrange, Georgia, this property offers plenty of privacy and outdoor recreational opportunities without sacrificing the convenience of nearby shopping and dining. An additional 6± acre parcel in Chambers County adjoins this tract and is also listed for sale if more acreage is desired.

Contact JC Lester today to learn more about this rare offering and experience #TheSmallTownWay!





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6± ACRES TROUP COUNTY, GEORGIA









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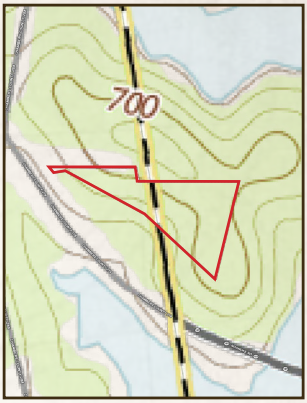
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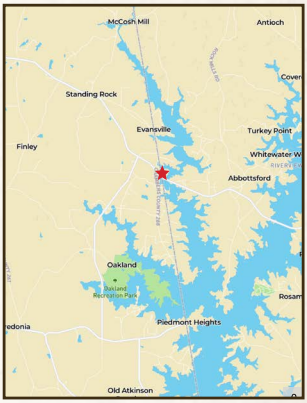
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land id. LINK









Directions From LaGrange, GA: Travel west on HWY 109 until you cross the state line into AL. The property will be 1/4 mile on the right.

LINK TO GOOGLE MAP DIRECTIONS



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