



# MCCOY CREEK MCINTOSH COUNTY, GA

7.69 +/- ACRES

\$650,000



## PROPERTY DESCRIPTION

Consider the endless possibilities of owning 7.69 +/- acres on McCoy Creek near Shellman Bluff in McIntosh County. Conveniently located off Belle Hammock Road and along tranquil McCoy Creek, this property offers a rare blend of natural beauty, functional infrastructure and room to grow, free from the restrictions of an HOA. Enjoy the stunning views from your backyard bluff or launch your kayak for an afternoon exploring the natural beauty of coastal Georgia.

### This acreage is well suited for a variety of lifestyles and hobbies featuring:

**Secure Storage:** A 0.25 +/- acre fenced storage area featuring a 20 x 20 pole barn—perfect for boats, trailers, or equipment.

**Acreage:** Additional acreage could be converted for equestrian pursuits or other livestock. **Workspace:** A dedicated 10 x 20 workshop and an additional 17 x 20 covered storage area provide ample room for projects and organization.

**Creative Retreat:** Located just off the back deck, a sun-drenched space serves as the ideal art studio or private office, offering inspiring views of the marsh and McCoy Creek.

### The 2,295 square foot home features a 4-bedroom, 3-bathroom floor plan:

**Architectural Details:** Red oak flooring runs through the great room and primary bedroom, complemented by pecky cypress ceilings, reclaimed hand-hewn structural support beams and posts.

**Living & Dining:** The heart of the home features an open concept great room with a gas fireplace, a kitchen equipped with a gas stove and mud room with separate entrance for practical everyday use.

**Primary Suite:** The primary bedroom includes an en suite bathroom with a double vanity and a large shower.

**Additional Bedrooms:** Three generous bedrooms offer total flexibility—perfect for multi-generational living, guest accommodations, or a second home office

Whether you are looking for a private marsh front sanctuary, a home base for your coastal adventures, or a property that offers the flexibility to grow with your needs, this McCoy Creek estate delivers.

## PROPERTY FEATURES:

- Marsh Views
- Pole Barn & Workshop
- McCoy Creek Frontage
- 4 Bedroom/3 Bathroom House

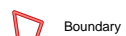
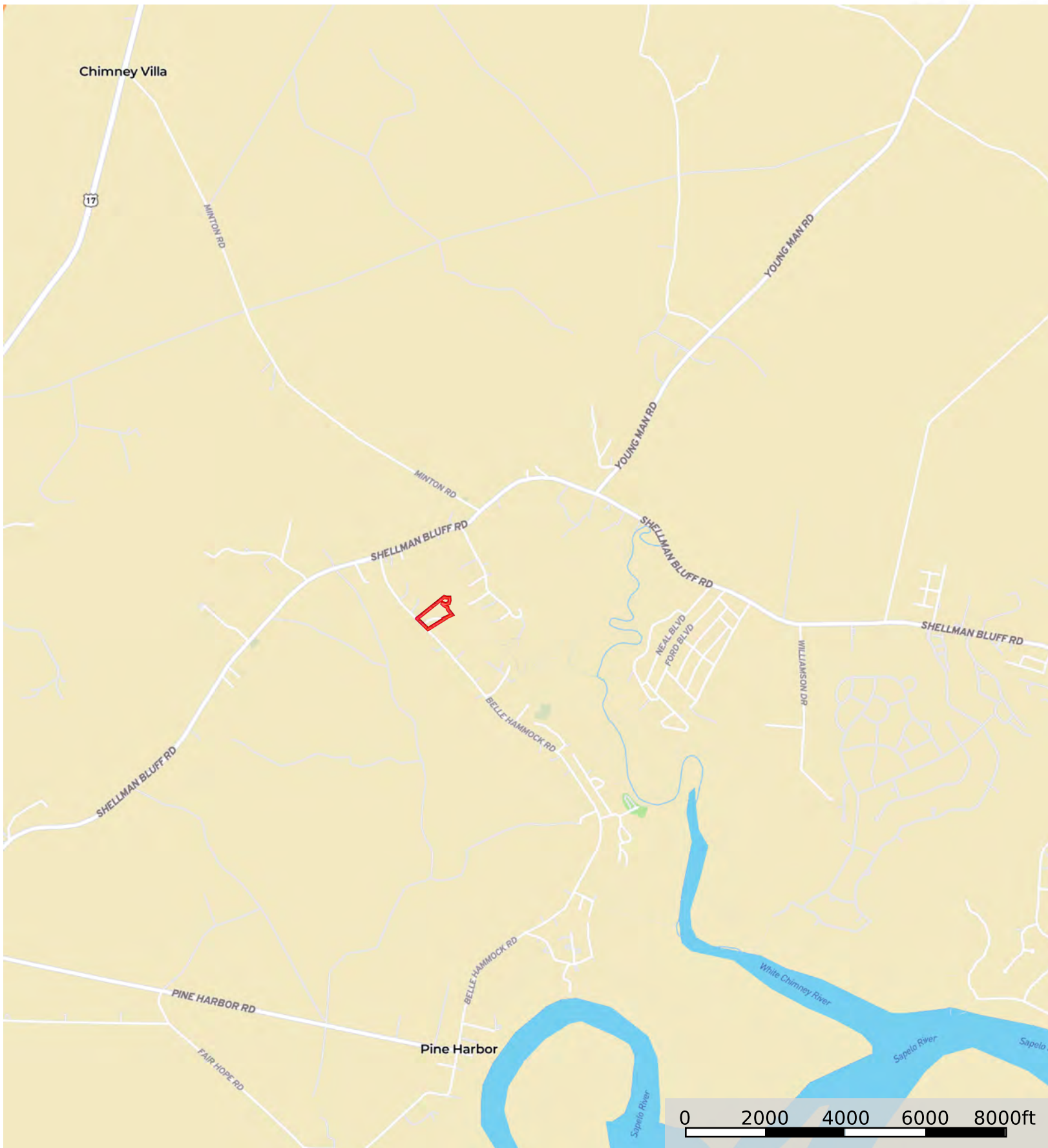
## DIRECTIONS:

Take Shellman Bluff Road to Belle Hammock Road. Follow Belle Hammock Road for approximately 0.3 miles. Turn left on Sheepshead Lane NE. Property will be on the left, 1105 Sheepshead Lane.

## CONTACT

Reagan Odom  
C: 912-614-0928

Email: reaganodom@crosbylandco.com  
www.CrosbyLandCo.com



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.


Todd Crosby  
P: 8437825700

Crosbylandco.com



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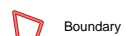
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