**100581081** | **Lot 17 Lakeshore Estates Drive , Lincolnton, GA 30817** | **Active**
**Land** | **Lot # 17** | **Current Price: $53,000**



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|---|---|---|---|
| **Sub-Type:** | Residential Lot | **HOA:** | No |
| **City Limits:** | No | **Zoning:** | R-2 |
| **County:** | Lincoln | **Acres - Total:** | 0.94 |
| **Location Type:** | Mainland | **Deed Restrictions:** | No |
| **Lot #:** | 17 | **Lot Dimensions:** | 100'x408'x100'x412' |
| **Marketing City:** | Lincolnton | **Lot SqFt:** | 40,946 |
| **Subdivision:** | Lakeshore | **Total Road Frontage:** | 100 |
| **Elementary School:** | Lincoln County | **Water Frontage:** | 100 |
| **Middle School:** | LINCOLN COUNTY | **Waterfront:** | Yes |
| **High School:** | Lincoln County | **Waterview:** | Yes |

**Bldgs on Property:** None; See Remarks
**Current Use:** Manufactured Home; Recreational; Residential; Single Family; Vacant; Other; See Remarks; Horses; Hunting
**Environmental Hazard:** No
**Terms:** 1031 Exchange; Cash; Conventional; Federal Land Bank; Lot Loan; Will Not Divide; None; See Remarks
**Fuel Tank:** None

**Fencing:** None; See Remarks
**HOA and Neigh Amenities:** No Amenities; Recreation Nearby; Waterfront Community; See Remarks
**Lot Features:** Cul-De-Sac; Dead End; Deeded Water Rights; Gentle Sloping; Level; Partially Cleared; Rectangular Lot; Rolling Slope; Sailboat Accessible; Secluded; Sloped; Subdivision; Water Depth 4+; Wooded; Other; See Remarks
**Lot Water Features:** Cove; Deeded Water Access; Deeded Water Rights; Deeded Waterfront; Lake Privileges; Sailboat Accessible
**View Type:** Creek/Stream; Lake; See Remarks; Water
**Frontage Type:** Creek; Lakefront; See Remarks

**Possession:** At Closing; Negotiable; See Remarks
**Road Type/Frontage:** Dirt; Maintained; Unpaved; See Remarks
**Soil Evaluation:** Soil Evaluation - Yes
**Showing Instructions:** Showing Service; None; Other
**Topography:** Cleared/Partial; Level; Rolling; Sloped; Wooded; See Remarks
**Utilities:** Electricity Available; Phone Available; Sewer Not Available; Underground Utilities; Water Not Available; Other; See Remarks
**Sewer:** None
**Water Source:** None

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|---|---|---|---|---|---|
| **Cobra Zone:** | No | **Federal Flood Ins Avlbl:** | No | **Plat Page:** | 52 |
| **Total City Real Estate Property Tax:** | 0 | **Tax Identifier:** | 12a 017 | **Total Real Estate Property Taxes:** | 492.18 |
| **Deed Book:** | 279 | **PID:** | 12A 017 | | |
| **Deed Page:** | 178 | **Plat Book:** | A | | |
| **Deferred Taxes:** | No | | | **Special Assessments:** | 0 |
| | | | | **Tax Assessed Value:** | $53,400 |
| | | | | **Tax Year:** | 2026 |

**Marketing/Public Remarks:** **PRICE REDUCED - NOW PRICED BELOW COUNTY TAX VALUE!** Don't miss this opportunity to own a beautiful **0.94-acre lakefront property** in Lakeshore Estates on Strom Thurmond Lake, also known as Clarks Hill Lake! This dockable waterfront lot offers the opportunity for your own private dock and direct access to the lake, making it the perfect setting for a permanent residence, vacation home, weekend getaway, or investment property. Conveniently located on Fishing Creek, with the Fishing Creek Boat Ramp just across the cove, you'll enjoy easy access to boating, fishing, and all the recreational opportunities lake life has to offer. One of the biggest advantages of this property is the **NO HOA and very minimal restrictions**, giving you the flexibility to build the home that fits your lifestyle. Mobile homes, modular homes, stick-built homes, barndominiums, cabin kits, and smaller homes are permitted, with a minimum home size requirement of only 600 square feet. Electricity, telephone, and internet are available in the area. A private well and septic system will be required. Soil report information is available through the County Health Department. The Corps line, measured from the rear of the property to the water, is approximately 515 feet. **With lakefront property, dock potential, no HOA, minimal restrictions, and a price now below county tax value, this is an opportunity worth taking a closer look at! ** Bring your plans and start enjoying everything lake life has to offer!
**Legal:** .94 Acre Lot 17 Lakeshore S\D

**Directions to Property:** From the Lincolnton City Limits travel East on Washington Street / US Highway 378 East towards McCormick. Make a left onto Goshen Street / Elberton Highway / Georgia Highway 79. Make a Left onto Lakeshore Estates Drive and continue down this dead end street to Lot 17 on the Lefthand side.

**Listing Courtesy of: Sharon G Bryan**
**Listing Office: Southern Classic Realty**



Road Frontage



Road Frontage






Lot Marker at Path going into the property



previously cleared path through property












Previously cleared homesite at back of property



USACE Line / Back Property Line looking towards the lake










Fishing Creek Bridge & Boat Ramp







Sept 2025 Lake Imagery (normal lake levels)

Sept 2025 Lake Imagery (normal lake levels)



Tax Map

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