100608112 | **1035 Seminole Drive , Lincolnton, GA 30817** | **Active**
Land | **Lot # 103** | **Current Price: $120,000**



Sub-Type:	Residential Lot	**HOA:**	No
City Limits:	No	**Zoning:**	R-1
County:	Lincoln	**Acres - Total:**	0.8
Location Type:	Mainland	**Deed Restrictions:**	No
Lot #:	103	**Lot Dimensions:**	125'x276'x131'x245'
Marketing City:	Lincoln	**Lot SqFt:**	34,848
Subdivision:	Soap Creek Subdivision	**Total Road Frontage:**	125
Elementary School:	Lincoln County	**Water Frontage:**	131
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
Environmental Hazard: No
Terms: 1031 Exchange; Cash; Construction to Perm.; Conventional; Farm Home Admin; Federal Land Bank; Lot Loan; Will Not Divide; None; Other; See Remarks
Fuel Tank: None

Fencing: None; See Remarks
HOA and Neigh Amenities: No Amenities; Ramp; Recreation Nearby; Waterfront Community; Other; See Remarks
Lot Features: Cleared; Cul-De-Sac; Dead End; Deeded Water Rights; Gentle Sloping; Irregular Lot; Landscaped; Level; Partially Cleared; Recreation Nearby; Rectangular Lot; Rural; Secluded; Subdivided; Subdivision; Wooded; None; Other; See Remarks
Lot Water Features: Boat Slip; Cove; Deeded Water Access; Deeded Water Rights; Deeded Waterfront; Dock; Lake Privileges; Sailboat Accessible; Water Access Comm; Water Depth 4+; None
View Type: Lake; See Remarks; Water
Frontage Type: Lakefront; See Remarks

Possession: At Closing; Negotiable; See Remarks
Road Type/Frontage: Asphalt; Maintained; Paved; Private Road; Public (City/Cty/St); Other; See Remarks
Soil Evaluation: Soil Evaluation - Yes
Showing Instructions: Showing Service; None; Other
Topography: Cleared; Cleared/Partial; Level; Wooded; See Remarks
Utilities: Electricity Available; None; Phone Available; Private; Sewer Available; Underground Utilities; Water Available; Other; See Remarks
Sewer: Septic Permit On File; Septic Tank
Water Source: County Water; Public

Cobra Zone:	No	**Tax Identifier:**	52b 002	**Plat Page:**	375
Total City Real Estate Property Tax:	0	**PID:**	52b002	**Total Real Estate Property Taxes:**	896.06
Deed Book:	136	**Plat Book:**	1		
Deed Page:	370			**Special Assessments:**	0
Deferred Taxes:	No			**Tax Assessed Value:**	$100,900
				Tax Year:	2025

Marketing/Public Remarks: BACK ON THE MARKET THROUGH NO FAULT OF THE SELLER! Don't miss this opportunity to own a 0.80-acre lakefront property in the desirable Soap Creek area! Featuring an existing platform dock and an improved homesite, this property is ready for you to bring your vision to life. Whether you're planning a custom-built home, stick-built residence, modular home, or barndominium, this tract offers several building options. Please note: Mobile homes are not permitted.

Much of the groundwork has already been completed, including a cleared homesite toward the rear of the property and a driveway extending from the road to the homesite. A path lined with solar lights leads down to the water, where you'll find a 10' x 20' platform dock originally built in 2005. Located at the back of a quiet cove, the property offers a more secluded setting with reduced boat traffic and shallower water conditions.

Utilities include electricity, public water, fiber internet, and phone service. A never-used septic tank is already in place and was inspected in 2026, with supporting documentation available. A nearby boat ramp provides convenient access for enjoying all that lake life has to offer. With approximately 220 feet of Corps line and lake views from the rear of the property, this tract offers an appealing setting for a full-time residence, weekend getaway, or recreational retreat.

Enjoy the opportunity to create your own lakefront escape in Soap Creek. With the homesite, driveway, utilities, and dock already in place, this property is ready for your next chapter!
Legal: Lot 103 Soap Creek Subdivision

Directions to Property: From the Lincolnton City Limits - Travel East on Washington Street / US Highway 378 East towards McCormick. Turn Right onto GA Highway 220 West. Turn Left on Indian Road. Turn Right onto Seminole Drive and the property will be on your Righthand side - currently the first driveway on the right after you turn onto Seminole Drive.

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



























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