98224843 | **Lot 27&28 Lakeshore Estates Drive , Lincolnton, GA 30817** | **Active**
Land | **Lot # 27 & 28** | **Current Price: $260,000**



Sub-Type:	Residential Lot	**HOA:**	No
City Limits:	No	**Zoning:**	R-2
County:	Lincoln	**Acres - Total:**	14.79
Location Type:	Mainland	**Deed Restrictions:**	Yes
Lot #:	27 & 28	**Lot Dimensions:**	130'x990'x1192'x540'
Marketing City:	Lincoln	**Lot SqFt:**	644,252
Subdivision:	Lakeshore	**Total Road Frontage:**	130
Elementary School:	Lincoln County	**Water Frontage:**	1,192
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; Conventional; Federal Land Bank; Lot Loan; Will Divide; Will Not Divide; None; Other; See Remarks; USDA Loan; VA
Fuel Tank: None

Fencing: None; See Remarks
HOA and Neigh Amenities: No Amenities; Waterfront Community; Other; See Remarks
Lot Features: Corner Lot; Cul-De-Sac; Dead End; Deeded Water Rights; Gentle Sloping; Irregular Lot; Level; Rolling Slope; Secluded; Sloped; Split Possible; Subdivided; Subdivision; Wooded; None; Other; See Remarks
Lot Water Features: Cove; Creek; Deeded Water Access; Deeded Water Rights; Deeded Waterfront; Lake Privileges; Water Access Comm; None
View Type: Lake; See Remarks; Water
Frontage Type: Lakefront; See Remarks

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

Cobra Zone:	No	**Tax Identifier:**	12a028&12a027	**Plat Page:**	52
Total City Real Estate Property Tax:	0	**PID:**	12a028&12a027	**Total Real Estate Property Taxes:**	832.04
Deed Book:	313	**Plat Book:**	A		
Deed Page:	326			**Special Assessments:**	0
Deferred Taxes:	No			**Tax Assessed Value:**	$64,700
				Tax Year:	2025

Marketing/Public Remarks: LAKEFRONT - 14+ Acres Lakefront in a Lake Community with NO HOA and Mobile Homes Okay!! This sale is for both Lot 27 & 28 in a combined sale. Beautiful rolling hills with level areas, sloping areas, flat level areas can all be found on this 14.79 acre residential lot in Lakeshore Estates. This lot is lakefront, but currently zoned not dockable for a private dock, but could be open to consideration for future dockability per the Ranger for this area for the US Army Corps of Engineers. These two tracts of land boast a combined 1190 +/- feet of lake frontage. There is no HOA and very minimal restrictions, including the ability to have a mobile home or smaller home (must be at least 600 sq ft). Utilities available include Electricity, Phone, and fiber optic Internet. This tract will require a well and septic tank to be installed for water and sewer. Lakeshore Estates is a quiet and simple lake community on Fishing Creek one of the area's best recreational areas on the north part of the lake and offers a public boat ramp right off of GA HWY 79.
Additional Parcels Description: Lakeshore Estates Drive - Lot 27 & 28
Legal: Lakeshore Estates Subdivision, Lot 27 & 28
Historical MLS Number: 548934

Directions to Property: From the Lincolnton City Limits - travel East on Washington Street / US Hwy 378 towards McCormick. Turn Left on Goshen Street / GA Hwy 79 North. Continue onto GA HWY 79 North. Turn Left onto Lakeshore Estates Drive and the property will be on your Lefthand side.

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

















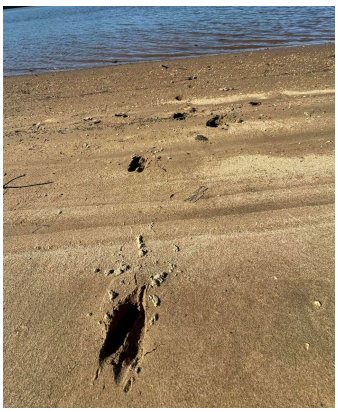
















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