

# LAKE SEMINOLE LOT

## HARVEL POND ROAD

### DONALSONVILLE, GA

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6 Acres \* Deep Well \* Waterfront \* Towering Longleaf Pine  
Wiregrass \* Wildlife \* Shaded Understory \* Surveyed  
Near Lake Seminole Wildlife Management Area and State Park  
OFFERED AT \$149,000.00

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Daniel E Crocker, ALC, MPA

GA/FL Licensed Real Estate Broker

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**MLS #: A921102A (Active) List Price: \$149,000**

**000 Harvel Pond Rd (6+/- acres) Donalsonville, GA 39845**



Present Use: Timber  
 Apx Total Acreage: 6  
 Price/Acre:  
 Terrain: Level

Lot #:  
 Main Area: Seminole County  
 Subdivision: No Recorded Subdivision  
 County: Lake Seminole  
 Zoning:

WARNING: Does not apply.

Lot Dimensions:

Deed Book/Page:	Plat Book/Page:	Insurance: \$0.00
HOA: No	Assoc Fee:	Assoc Fee Pd:
City Taxes: 0.00	County Taxes: 0.00	HOA Initiation Fee: \$0.00
		Tax Year:

Improvements: Other-See Remarks

Allotments:

Character: Restricted-See Remarks, Timber, Wooded

Road Access: Dirt, Public Utilities: Private Well

Frontage: Lake, Road

Directions: Google Harvel Pond Rd Donaldsonville, GA. Next door to 8174 Harvel Pond Rd. Look for sign on right. Dirt section of road.

Public Remarks: All of Lot 4, and 1/2 of Lot 5, ...part of Lake Seminole Woods Subdivision. Beautiful high ground 6 Acre lot with Mature Pine (some Longleaf and Wiregrass) and Oak Trees. Good soils for building. Well and Electrical Service on Lot, needs to be inspected. The property is easy to walk and show.(Boots are a good idea) Approximate front corners are flagged. Hilltop Homesites rolling down to the water. 150' +/- of water frontage. Deer are seen regularly in the area. Attractive homes on both sides of the property. Lake and shoreline are under the Authority of the Army Corp of Engineers regarding dock permitting and use of the shoreline. See attached PDF on Lake Seminole. One of Georgia's treasures for Fishing, Hunting, and Recreation. Talk about your places to explore! On land or water, you will never be able to cover all this state park and Wildlife Management Area have to offer. Talk about a big playground! (Home and 25 Acres next to this property are also for sale) Good deep water channel in front of the property. Boat Ramp nearby... but not too close! Good fishing! I inspected it! Convenient to Bainbridge. About 1 hour from Thomasville, GA, and Tallahassee, FL. Just a slower pace around the lake. Lake Seminole is a Special Place. Good service in this area where you can be off the grid but still connected if you want to be. We might just have to offer a year's supply of free crickets with this one if that will help get it sold!

REALTOR Remarks: Property is part of Lake Seminole Woods Subdivision. I really think Lake Seminole is going to take off the way folks are moving into the Southeast. This is a great opportunity for someone to build that getaway home. Few Lakes have this much Land and Water around them that are open to the public. Google Army Corp of Engineers Lake Seminole for more detail regarding the Corp's efforts in managing the lake and the lake shoreline.

Owner's Name:

Owner's Phone:	Owner's Business Phone:	Owner's Email Address:
Owner's Address:	Owner's City:	Owner's State:
		Owner's Zip:

Sign On Property: Yes To Show: Call Listing Office

Terms Financing: Cash, Refinance

Closing Information: Possession At Closing

CoopFlat\$: 0	CoopComm: 5	DualRate:	Var Rate:
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Occupied: Agent Owned: No

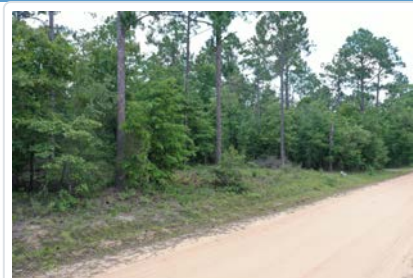
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
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CntctDate:

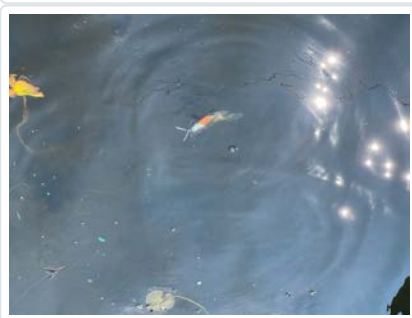
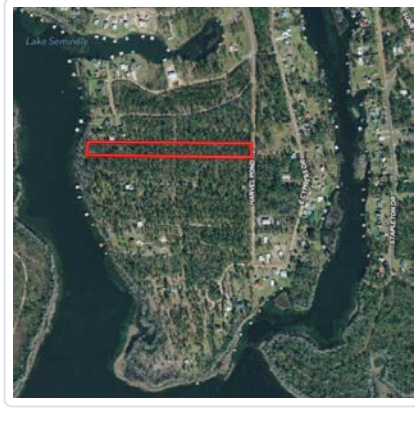
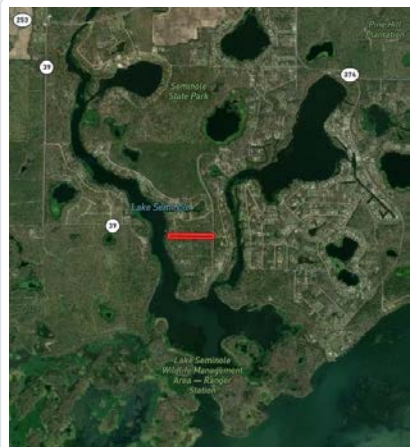
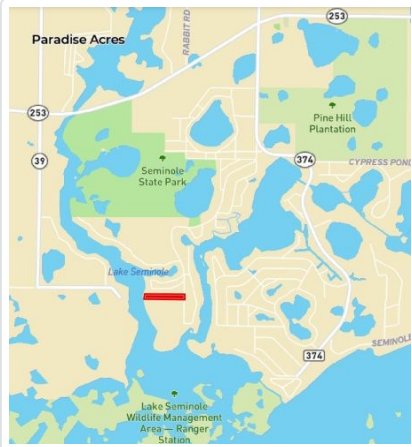
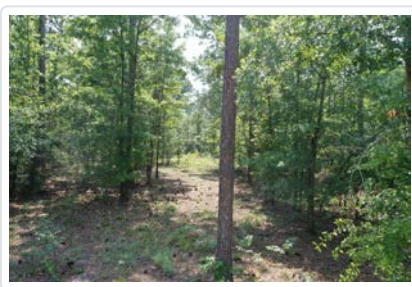
Marketing Date: 6/12/2023	Original List Price: \$149,000	Days on Market: 5
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Contingent Expiration Date:

GREC Firm #: H-907 GREC Agent #: 164943







Listing Office: Crocker Realty (#:7)  
Main: (229) 228-0552  
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Listing Agent: Daniel Crocker (#:2)  
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Information Herein Deemed Reliable but Not Guaranteed



# Harvel Pond Road Lot

Georgia, 6 AC +/-



 Boundary