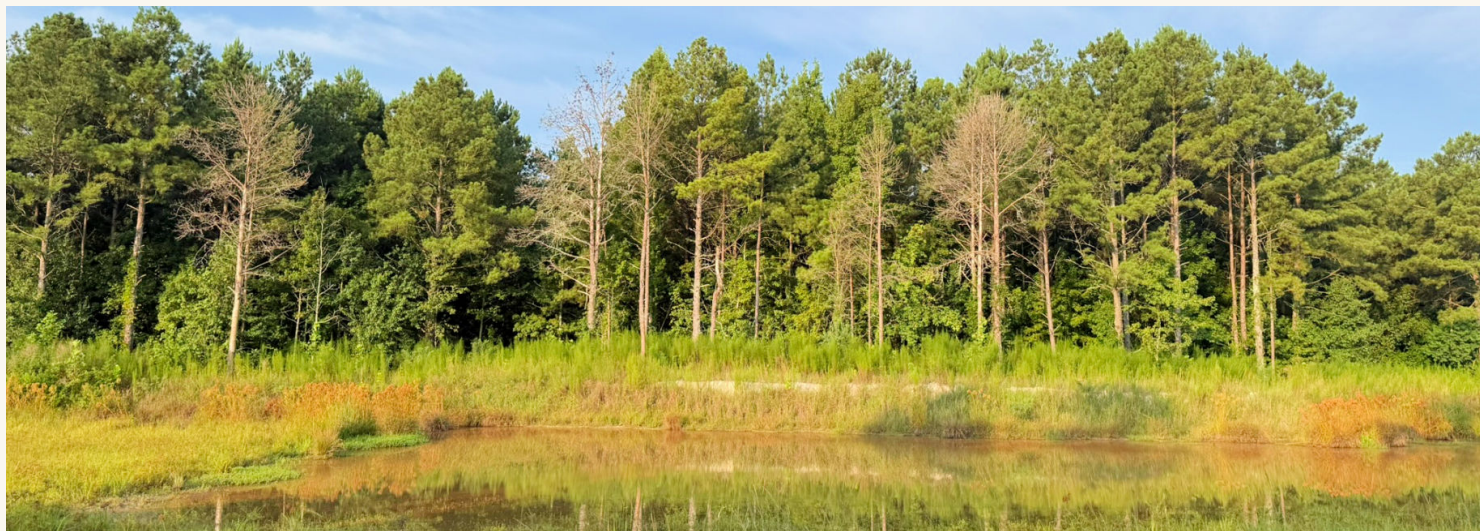


For-sale

ROCKY CREEK PRESERVE

Richmond County | \$1,400,000 | 119 acres



Property Details

Rocky Creek Preserve

A truly unique opportunity to own approximately 119 acres in one of the most strategically located tracts remaining in the Augusta market. Situated on Mike Padgett Highway at Lumpkin Road, this property combines exceptional development and recreational value, significant conservation potential, and long-term investment appeal within minutes of downtown Augusta, Augusta Regional Airport, and the area's expanding industrial and commercial corridors.

Despite its close proximity to the city, this tract offers a remarkably secluded setting. Large portions of the property consist of mature bottomland hardwoods, wetlands, and natural water features that create outstanding habitat for wildlife. The property has the characteristics sought by serious outdoorsmen, offering exceptional opportunities for duck hunting, deer hunting, wild turkey, and small game. Located near the internationally recognized Phinizy Swamp, one of Georgia's premier wetland ecosystems and migratory bird destinations, the property benefits from the same natural environment that attracts thousands of waterfowl each year. Finding a property of this size that offers this level of hunting while remaining only minutes from Augusta is increasingly rare.

Beyond its recreational appeal, the property presents compelling conservation and environmental opportunities. The extensive wetlands and natural hydrology may make portions of the tract attractive for wetland mitigation, stream mitigation, conservation initiatives, carbon programs, or other environmental enhancement projects, subject to all necessary studies, agency approvals, and due diligence by the purchaser. Investors, conservation organizations, and environmental firms will recognize the increasing demand for high-quality wetland acreage in growing metropolitan areas.

An additional advantage is the property's approximately 3.6-acre corner with frontage on Mike Padgett Highway. This section, which is currently zoned residential, may offer future commercial development potential for uses such as convenience retail, fuel service, neighborhood commercial, or similar uses.

Address

1789 Lumpkin Rd
Augusta, Georgia 30906
Richmond County

subject to zoning and governmental approvals. The balance of the property remains an outstanding recreational and conservation tract, creating a unique combination of income potential and long-term land value.

The property also occupies an area rich in Georgia history. Local tradition and historical accounts associate this portion of Richmond County with the agricultural experimentation of Eli Whitney during his time near Augusta in the 1790s. Whitney's work in the region ultimately led to the development of the cotton gin, one of the most significant agricultural inventions in American history. While the exact location of every experiment cannot be definitively documented, this area is widely recognized as part of the landscape where Whitney's revolutionary ideas took shape, adding an extraordinary historical backdrop to an already exceptional property.

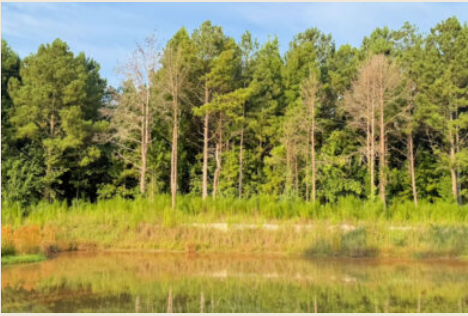
Whether your vision is creating a private sporting estate, preserving a remarkable natural landscape, pursuing environmental mitigation opportunities, or holding a strategic long-term investment in one of Augusta's fastest-growing corridors, this property offers possibilities seldom found in today's market.

Property Highlights

- Approximately 119± acres
- Offered at \$1,400,000 (approximately \$11,765 per acre)
- Located on Mike Padgett Highway & Lumpkin Road
- Minutes from downtown Augusta, Augusta Regional Airport, and major employment centers
- Outstanding duck, deer, turkey, and small game hunting
- Extensive wetlands and mature hardwood habitat
- Near the renowned Phinizy Swamp ecosystem
- Potential conservation, mitigation, and environmental investment opportunities (subject to due diligence)
- Approximately 3.6-acre Mike Padgett road frontage with future development potential
- 24+ acres of mixed hardwoods, pines, and fields.
- Area associated with the historic legacy of Eli Whitney and the birth of the cotton gin
- Rare opportunity to own a large multi-use and investment tract inside the Augusta metropolitan area

Properties that successfully combine history, recreation, conservation value, commercial frontage, and metropolitan convenience are extraordinarily difficult to replace. This is an opportunity to acquire one of Augusta's more distinctive legacy properties.

Property Photos



LAND SPECIALIST

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