



CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

706.78 ACRES MORAN SPRINGS RD

This aerial map displays a large, irregularly shaped parcel outlined in red, located in the Black Springs area of Georgia. The parcel is bordered by Lake Laurel Rd to the north and Black Springs Rd to the south. To the east, the parcel is adjacent to Moran Springs Rd, and to the west, it is bounded by Lake Laurel Rd. The map also shows the Middle Oconee River and Carter Island to the west, and the town of Black Springs to the south. Other roads visible include Sparta Hwy, Linton Rd, and Underwood Rd. The parcel is situated in a rural area with a mix of forested land and open fields.



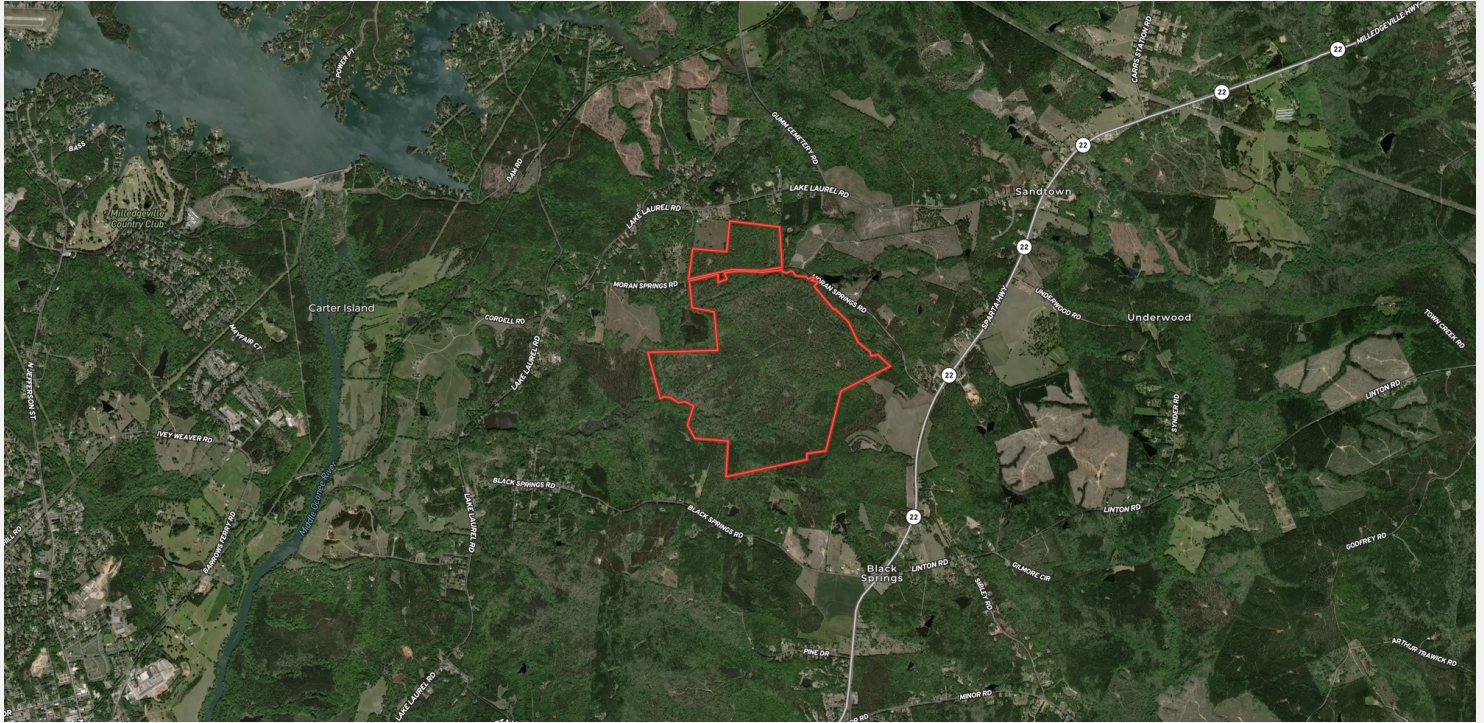
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706.78 ACRES MORAN SPRINGS RD

255 Moran Springs Rd, Milledgeville, GA 31061

Property Summary

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PROPERTY DESCRIPTION

This pristine 706 acre North Central Georgia Recreational/Timber/Development Tract is being offered for sale for the first time since 2002. Approximately 80 of the 706 acres lies north of Moran Springs Road, with the remaining 626.78 acres lying south and west of Moran Springs Road. Champion Creek runs along the South and Southwest portion of the property with Moran Springs outflow running on the North and Northwest portion of the property. High vistas and draws on this property give it topographic features usually only found in properties further north and east, while it is also less than 4 miles from beautiful Lake Sinclair and 6 miles from downtown Milledgeville.

PROPERTY HIGHLIGHTS

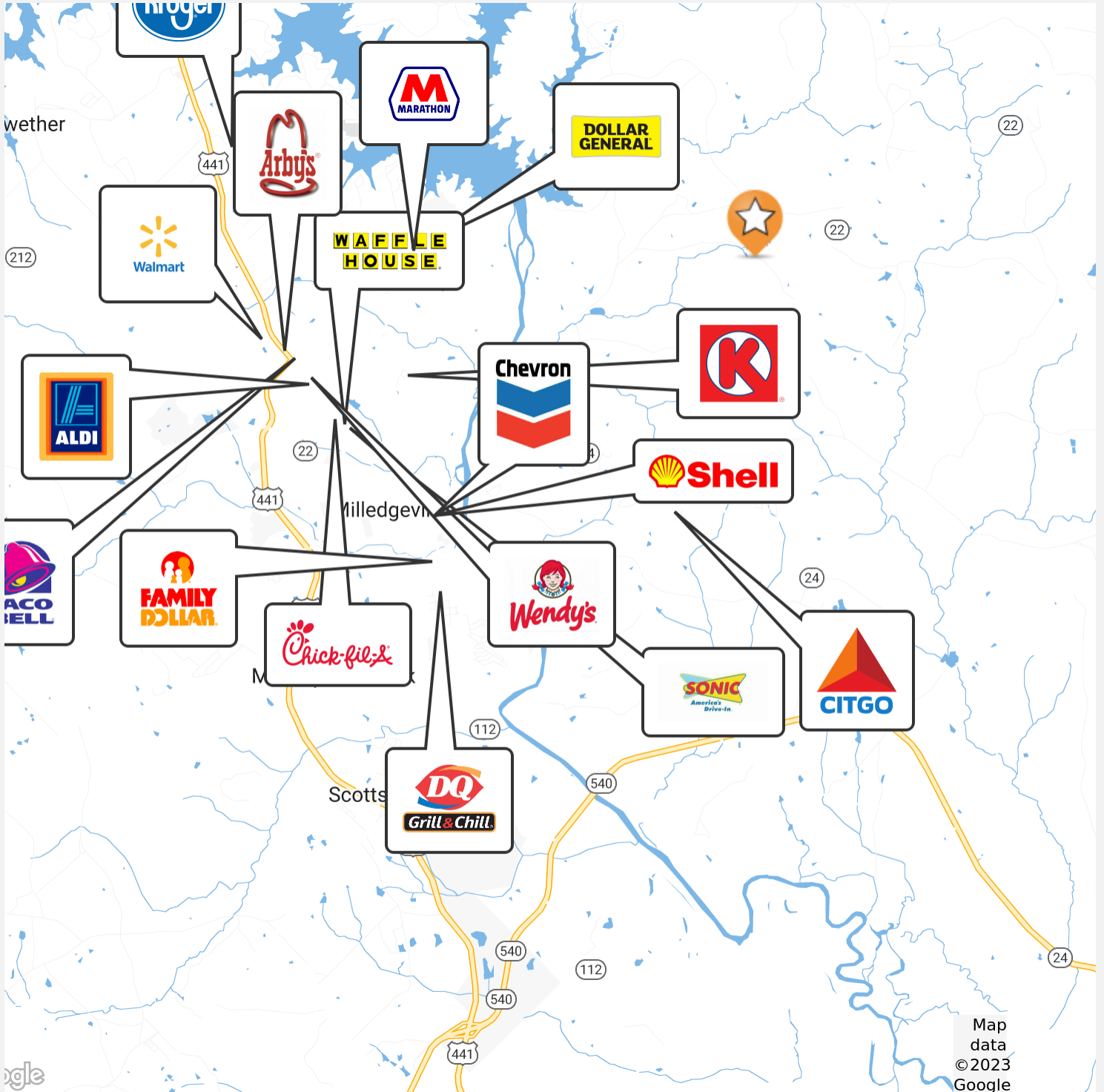
- The Property is comprised of two parcels of 705.28 and 1.5 acres. Approximately 80 of the 706.78 acres lies north of Moran Springs Road, with the remaining 626.78 acres lying south and west of Moran Springs Road.
- 6 miles (11 minute) drive to downtown Milledgeville
- 3.5 miles (8 minute) drive to Rocky Creek Park & boat ramp on Lake Sinclair
- 14 miles (24 minute) drive to the Baldwin County Airport (KMLJ) and its 5509' runway on Lake Sinclair 38 miles (52 minute) drive to Downtown Macon
- 87 miles (90 minute) drive to Downtown Augusta

OFFERING SUMMARY

Sale Price:	\$3,710,595
Lot Size:	706.78 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	140	2,773	18,800
Total Population	273	4,681	37,430
Average HH Income	\$72,845	\$111,979	\$52,861

ID#: 1093472



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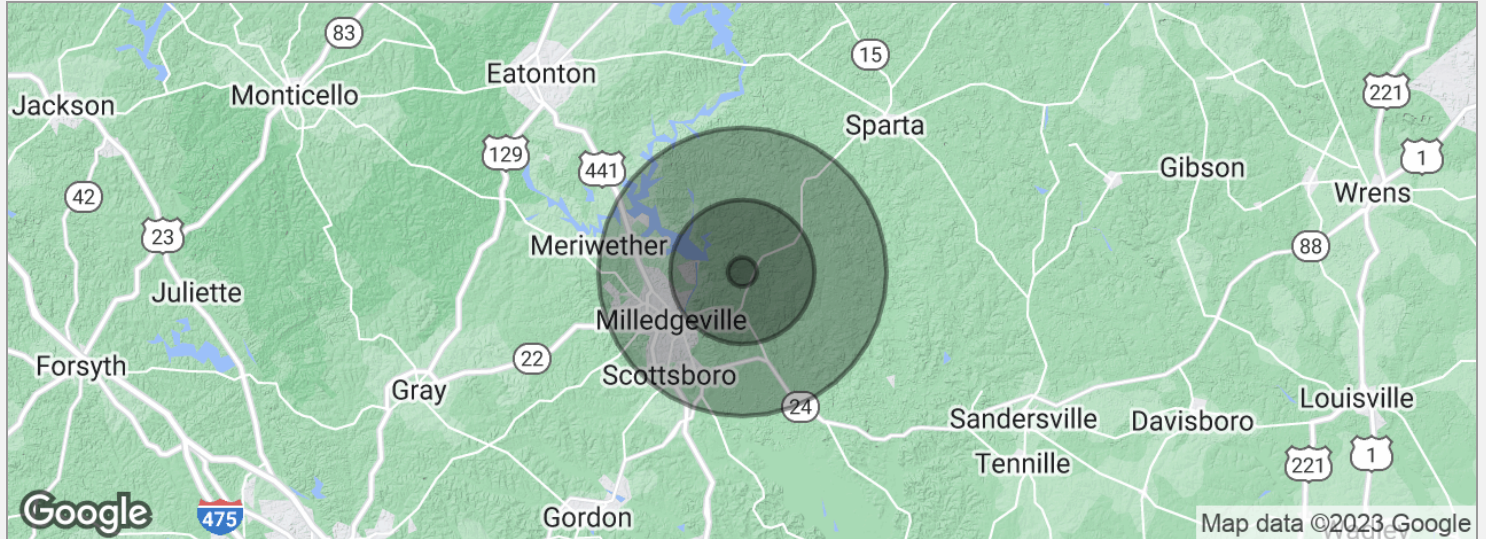
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255 Moran Springs Rd, Milledgeville, GA 31061

Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	273	4,681	37,430
Median age	48.3	39.2	37.5
Median age (male)	48.2	37.7	37.1
Median age (Female)	52.2	42.4	38.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	140	2,773	18,800
# of persons per HH	2.0	1.7	2.0
Average HH income	\$72,845	\$111,979	\$52,861
Average house value	\$556,735	\$416,980	\$169,786

* Demographic data derived from 2020 ACS - US Census

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BEN CROSBY, CCIM, ALC

Broker



141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.412.8977
C 863.412.8977
ben@crosbydirt.com
FL #BK3019837

PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010
REALTORS® Land Institute Land Realtor of America 2014
Florida Chapter CCIM Hank Thompson Award 2014
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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