

LONDON HILL BLUFF

62

62 +/- Acres

Camden County, GA

\$510,237

NEW LISTING

NATIONAL
LAND
REALTY®



NATIONAL
LAND
REALTY®

National Land Realty
312 Plantation Chase
St. Simons Island, GA 31522
www.NationalLand.com



Tommy Stroud, Jr., ALC
Office: 855.384.5263
Cell: 912.223.3932
Fax: 864.331.1610
Tstroud@nationalland.com

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National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

Approximately 62 acres located on Sheffield Island in Camden County, GA. This tract is part of a larger property that has development rights for 110 single family residential lots. Great location east of Interstate 95, and just eight miles from the new Spaceport. This property is heavily wooded, and has underground electricity and water. It would make an ideal family estate with the potential for a conservation easement. This property comes with the rights to use the private neighborhood dock and boat ramp. Appropriately priced based on a recent appraisal value (available on request). Additional adjoining acreage is available. Please call for a private tour.

PARCEL #/ID: 119 003

TAXES: (Call Agent for Details)

ADDRESS:

London Hill Road West
Woodbine, GA 31569

LOCATION:

Head east from Interstate 95, Exit 7 for 2.1 miles. Turn right on Sheffield Island Road. Continue along Simmons Bluff Road for 1.6 miles. Private gated entrance will be on your left.

UTILITIES:

Electricity
Water

ZONING:

Agricultural

TERRAIN:

Level



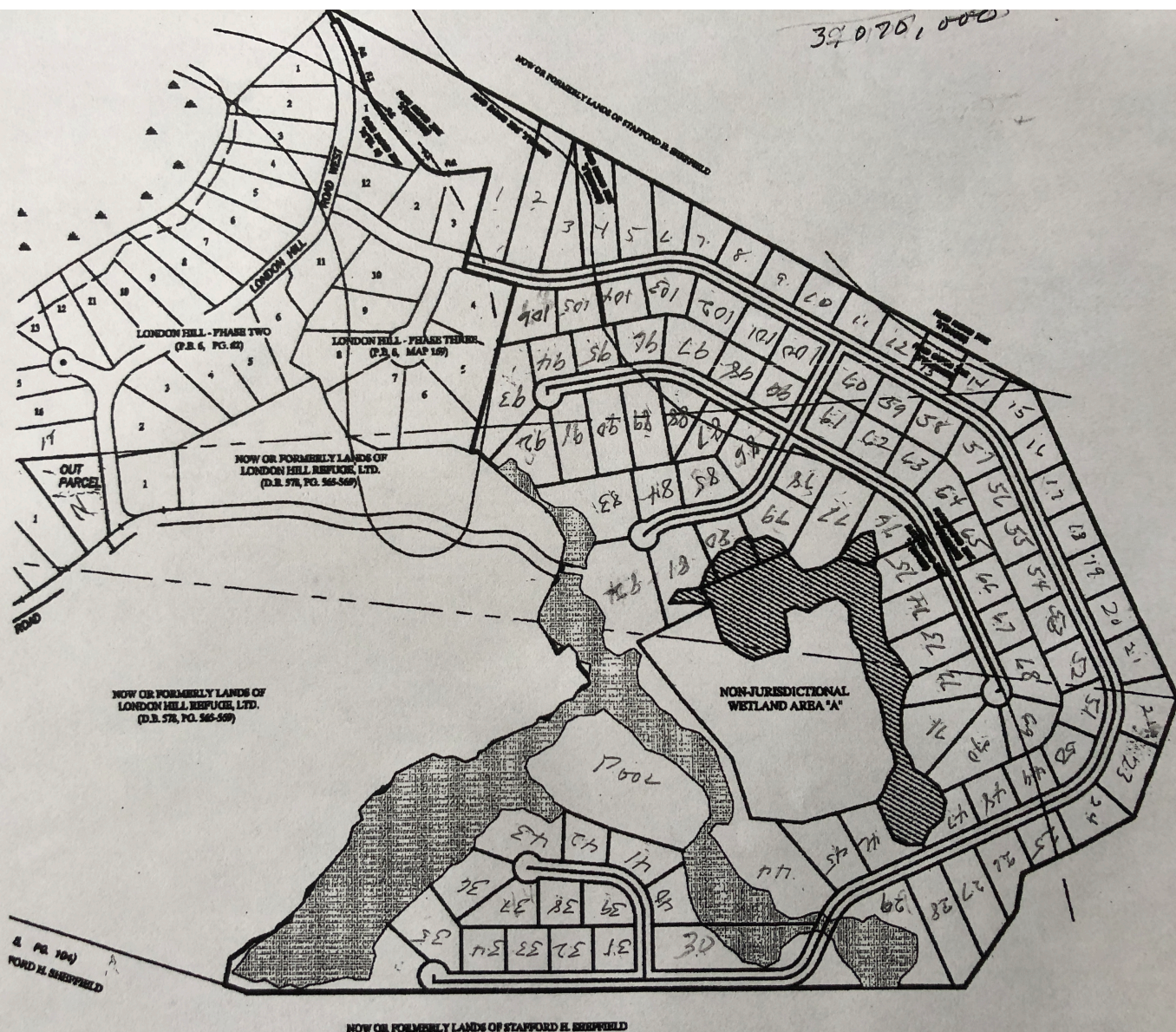
PROPERTY HIGHLIGHTS:

- Private gated entrance
- Heavily wooded
- Development rights
- Great location
- Potential conservation easement
- Neighborhood dock and boat ramp

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1764024





LINE	LINE NUMBER	LINE TYPE	LINE VALUE
1	1	BOUNDARY LINE	0.00
2	2	BOUNDARY LINE	0.00
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100	100	BOUNDARY LINE	0.00

WELL-HEAD LINE TABLE		
WELL	WELL-HEAD	LINE
W01	W01-001	0.00
W02	W02-001	0.00
W03	W03-001	0.00
W04	W04-001	0.00
W05	W05-001	0.00
W06	W06-001	0.00
W07	W07-001	0.00
W08	W08-001	0.00
W09	W09-001	0.00
W10	W10-001	0.00
W11	W11-001	0.00
W12	W12-001	0.00
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W97	W97-001	0.00
W98	W98-001	0.00
W99	W99-001	0.00
W00	W00-001	0.00

WETLAND LINE DATA		
LINE	BEARING	DISTANCE
101	S 82°02' E	55.88
102	S 82°02' E	55.88
103	S 82°02' E	55.88
104	S 82°02' E	55.88
105	S 82°02' E	55.88
106	S 82°02' E	55.88
107	S 82°02' E	55.88
108	S 82°02' E	55.88
109	S 82°02' E	55.88
110	S 82°02' E	55.88
111	S 82°02' E	55.88
112	S 82°02' E	55.88
113	S 82°02' E	55.88
114	S 82°02' E	55.88
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130	S 82°02' E	55.88
131	S 82°02' E	55.88
132	S 82°02' E	55.88
133	S 82°02' E	55.88
134	S 82°02' E	55.88
135	S 82°02' E	55.88
136	S 82°02' E	55.88
137	S 82°02' E	55.88
138	S 82°02' E	55.88
139	S 82°02' E	55.88
140	S 82°02' E	55.88

BEST AND LINE TABLE		
LINE	WAVELENGTH	WAVELENGTH
	Å	nm
H1	6562.81	656.281
H2	6580.08	658.008
H3	6583.44	658.344
H4	6584.76	658.476
H5	6585.41	658.541
H6	6586.10	658.610
H7	6586.81	658.681
H8	6587.54	658.754
H9	6588.29	658.829
H10	6589.06	658.906
H11	6589.85	658.985
H12	6590.66	659.066
H13	6591.48	659.148
H14	6592.32	659.232
H15	6593.18	659.318
H16	6594.06	659.406
H17	6594.96	659.496
H18	6595.88	659.588
H19	6596.82	659.682
H20	6597.78	659.778
H21	6598.76	659.876
H22	6599.76	659.976
H23	6600.78	660.078
H24	6601.82	660.182
H25	6602.88	660.288
H26	6603.96	660.396
H27	6605.06	660.506
H28	6606.18	660.618
H29	6607.32	660.732
H30	6608.48	660.848
H31	6609.66	660.966
H32	6610.86	661.086
H33	6612.08	661.208
H34	6613.32	661.332
H35	6614.58	661.458
H36	6615.86	661.586
H37	6617.16	661.716
H38	6618.48	661.848
H39	6619.82	661.982
H40	6621.18	662.118
H41	6622.56	662.256
H42	6623.96	662.396
H43	6625.38	662.538
H44	6626.82	662.682
H45	6628.28	662.828
H46	6629.76	662.976
H47	6631.26	663.126
H48	6632.78	663.278
H49	6634.32	663.432
H50	6635.88	663.588
H51	6637.46	663.746
H52	6639.06	663.906
H53	6640.68	664.068
H54	6642.32	664.232
H55	6643.98	664.398
H56	6645.66	664.566
H57	6647.36	664.736
H58	6649.08	664.908
H59	6650.82	665.082
H60	6652.58	665.258
H61	6654.36	665.436
H62	6656.16	665.616
H63	6657.98	665.798
H64	6659.82	665.982
H65	6661.68	666.168
H66	6663.56	666.356
H67	6665.46	666.546
H68	6667.38	666.738
H69	6669.32	666.932
H70	6671.28	667.128
H71	6673.26	667.326
H72	6675.26	667.526
H73	6677.28	667.728
H74	6679.32	667.932
H75	6681.38	668.138
H76	6683.46	668.346
H77	6685.56	668.556
H78	6687.68	668.768
H79	6689.82	668.982
H80	6691.98	669.198
H81	6694.16	669.416
H82	6696.36	669.636
H83	6698.58	669.858
H84	6700.82	670.082
H85	6703.08	670.308
H86	6705.36	670.536
H87	6707.66	670.766
H88	6709.98	670.998
H89	6712.32	671.232
H90	6714.68	671.468
H91	6717.06	671.706
H92	6719.46	671.946
H93	6721.88	672.188
H94	6724.32	672.432
H95	6726.78	672.678
H96	6729.26	672.926
H97	6731.76	673.176
H98	6734.28	673.428
H99	6736.82	673.682
H100	6739.38	673.938

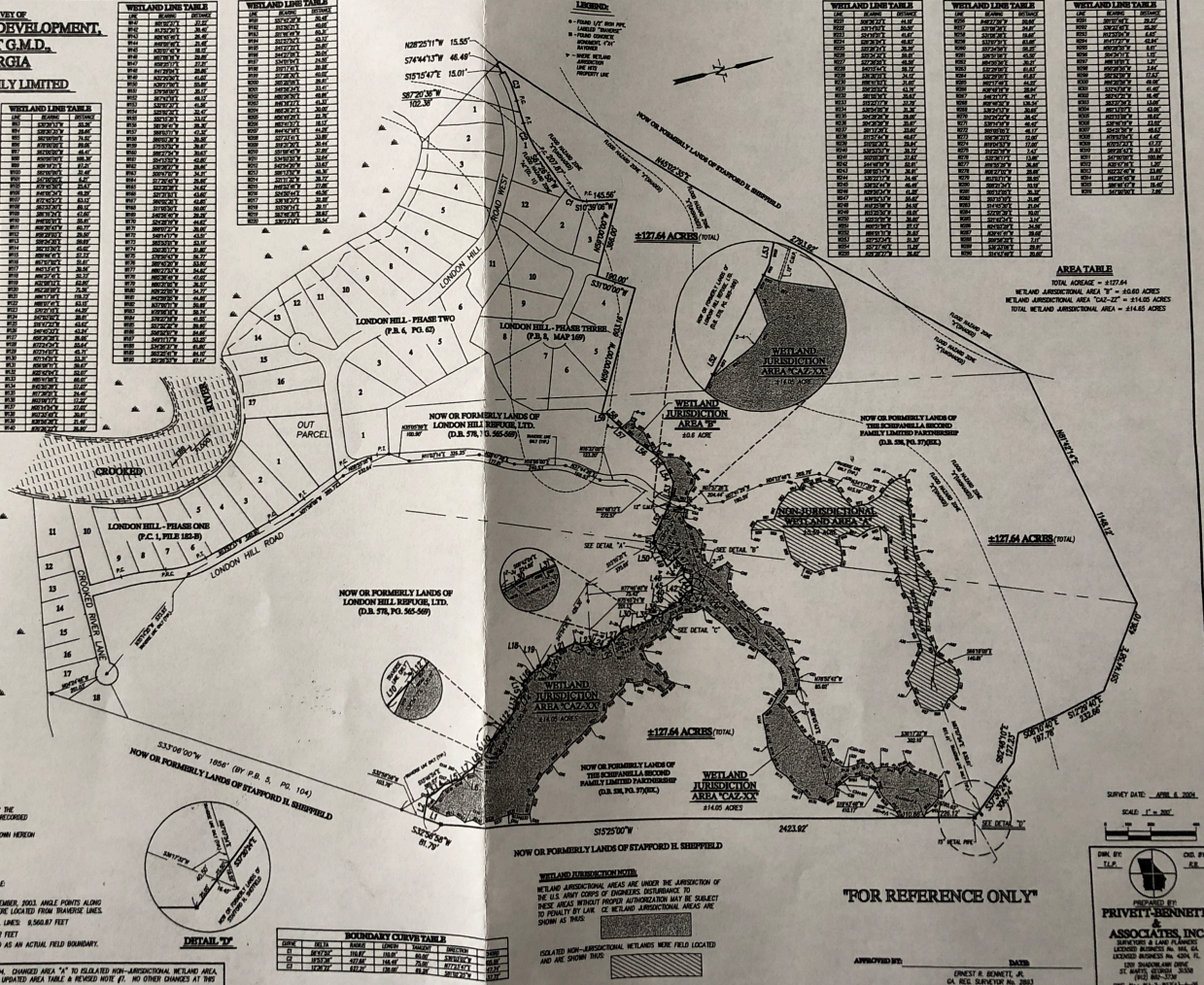
LINE	BEARING	WHEEL
W181	5552/262W	26.65
W182	5552/262L	26.65
W183	5552/262R	26.65
W184	5552/262L	26.67
W185	5552/272L	26.85
W186	5552/270L	26.94
W187	5552/272L	26.95
W188	5552/262L	26.95
W189	5552/262L	26.95
W190	5552/262L	26.97
W191	5552/262L	33.67
W192	5552/262L	33.67
W193	5552/262L	33.67
W194	5552/262L	33.67
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W196	5552/262L	33.67
W197	5552/262L	33.67
W198	5552/262L	33.67
W199	5552/262L	33.67
W200	5552/262L	33.67

NOW OR FORMERLY LAND OF
 NKSD 235T
 (GREATLY REDUCED)
 (SEE MAP)

11

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LINE	NAME	TIME
1	10:00 AM	10:00
2	10:15 AM	10:15
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99	10:30 AM	10:30
100	10:45 AM	10:45

[illegible]

CURVE	DELTA	ANGLE	LENGTH	TANGENT	DEFLECTION	STATION
C1	56°57'28"	104.87'	104.86'	80.00'	S 89°15'00" W	2+00.00
C2	17°53'26"	472.86'	146.49'	75.00'	N 77°23'47" E	605.00
C3	12°26'27"	832.28'	130.95'	81.87'	S 89°25' W	727.87

F# 207-B PC 25-22
CADD FILE: C:\BENTLEY\DRAWING\PROJECTS\207-B\207-B.DWG
ADDED FLOOD ZONES, UPDATED AREA TABLE & REVISION NOTE #1. NO OTHER CHANGES AT THIS TIME.

DATE: 06/29/2007

GA. REG. SURVEYOR No. 2883

(SEAL) [Signature]

CIVIL ENGR. NO. 2-55354-A + 26



NOTES

[illegible]

THE ABC'S OF AGENCY UNDERSTANDING REAL ESTATE BROKERAGE RELATIONSHIPS IN GEORGIA



I. Introduction:

Real estate brokers are licensed professionals trained to help consumers buy, sell, or lease real property. The business relationship between real estate brokers and consumers can take many forms, each of which is called a brokerage relationship. This brochure describes the types of brokerage relationships most commonly offered by real estate brokers. Hopefully, the brochure will make it easier for consumers to make informed choices on how best to work with a real estate broker. It should be noted that real estate brokers are not required to offer all of the brokerage relationships described in this brochure. Instead, each real estate broker is free to decide which of these relationships he or she will offer.

II. Real Estate Brokerage Generally:

As a general rule, only licensed real estate brokers can be paid a fee to help consumers buy, sell, or lease property. Many brokers have licensed real estate salespersons, commonly known as real estate agents, who act on behalf of the broker in helping consumers buy, sell, or lease property. While real estate agents can be employees of the real estate broker, most act as independent contractors. Real estate brokers often incorporate or set themselves up as limited liability companies or partnerships. All brokerage firms, however, are required to have a responsible or a qualifying broker. In the majority of real estate transactions, the consumer interacts only with his or her real estate agent and not the real estate broker. The real estate broker in those instances works behind the scenes to solve problems and support, supervise and assist his or her agents.

III. Client vs. Customer in Brokerage Relationships:

All brokerage relationships fall into one of two broad categories: (1) broker-client relationships; and (2) broker-customer relationships. In a broker-client relationship, the real estate broker is representing the client and is acting as his or her legal agent in buying, selling, or leasing property. In Georgia, a broker-client relationship can only be formed by the parties entering into a written agreement. The agreement must explain, among other things, how the broker will be paid, the duty of the broker to keep client confidences, and the types of client or agency relationships offered by the broker.

The other type of brokerage relationship is known as a broker-customer relationship. With this type of relationship, the broker is not representing the customer in a legal or agency capacity. However, the broker can still work with the customer and help him or her by performing what are known as ministerial acts. These include, for example, identifying property for sale or lease, providing pre-printed real estate form contracts, preparing real estate contracts at the direction of the customer, and locating lenders, inspectors, and closing attorneys on behalf of the customer. The different types of brokerage relationships within each of these categories are discussed below:

IV. Broker-Client Relationships:

A. Seller Agency/Landlord Agency:

Seller agency occurs when the real estate broker is representing the seller in selling his or her property. This type of brokerage relationship is created by the seller and the broker entering into a written contract known as a listing agreement. The listing agreement gives the broker, commonly referred to as the listing broker, the right to market the property for sale at a specific price and for a defined period of time. If the broker is successful in finding a buyer ready, willing, and able to purchase the property, the broker would normally be paid a fee or commission upon the closing of the transaction. This fee or commission is often shared with other real estate brokers, under what are known as cooperative brokerage agreements, if they or their agents find the buyer. Seller agency is also sometimes called listing agency.

Landlord agency is different from seller agency in that the listing broker is assisting the property owner in leasing rather than selling property.

B. Buyer Agency/Tenant Agency:

Buyer agency occurs when the real estate broker represents the buyer in locating and assisting the buyer in negotiating for the purchase of property suitable to the buyer. A buyer agency is created when the buyer enters into an agreement commonly known as a buyer brokerage agreement. A real estate broker can be compensated by one party yet represent another party. Therefore, in some buyer brokerage agreements, the fee or commission received by the buyer's broker is actually a portion of the fee or commission paid by the seller to the listing broker. In these situations, the seller also agrees that the listing broker will share the commission or fee with any buyer's broker who finds a buyer ready, willing and able to purchase the property. With some buyer brokerage agreements, the buyer pays a fee or commission directly to his or her broker. Buyer agency is sometimes referred to as buyer brokerage.

Tenant agency is different from buyer agency in that the broker is representing a consumer who is seeking to lease rather than purchase property.

C. Designated Agency:

In some real estate transactions, the real estate agent representing the buyer and the real estate agent representing the seller both work for the same broker or brokerage firm. In such a transaction, the broker may allow each agent to exclusively represent their respective clients. This type of brokerage relationship is known as designated agency.

In a designated agency transaction, the designated agent for the buyer owes the same duties to the buyer as if the agent was acting only as a buyer's agent. Similarly, the designated agent for the seller owes the same duties to the seller as if the agent was acting only as the seller's agent. With designated agency, each designated agent is prohibited from disclosing to anyone other than his or her broker any information requested to be kept confidential by the client unless the information is otherwise required to be disclosed by law. Therefore, designated agents may not disclose such confidential information to other agents in the company. The broker is also prohibited from revealing any confidential information he or she has received from one designated agent to the other designated agent, unless the information is otherwise required to be disclosed by law. Confidential information is defined as any information that could harm the client's negotiating position which information the client has not consented to be disclosed. In Georgia, designated agency is defined by state statute not to be dual agency.

D. Dual Agency:

Georgia law allows both parties to agree to have one agent or broker represent them in a real estate transaction at the same time. In other words, the agent or broker has a client relationship with all parties to the transaction without acting in a designated agency capacity. In these situations, neither party is exclusively represented by a designated real estate agent. This type of brokerage relationship is called "dual agency".

Georgia law allows real estate brokers to act as dual agents if they first get the written consent of both parties. The written consent must contain the following:

1. a description of the types of transactions in which the licensee will serve as a dual agent;
2. a statement that as a dual agent, the licensee represents two clients whose interests could be different or even adverse;
3. a statement that the dual agent will disclose all adverse material facts regarding the transaction known to the dual agent to all parties to the transaction except for information that is made confidential by request of another client and that is not allowed or required by law to be disclosed;
4. a statement that the licensee will disclose to each client in the transaction the nature of any material relationship the licensee or his or her broker have with other clients in the transaction other than incidental to the transaction;
5. a statement that the client does not have to consent to the dual agency; and
6. a statement that the client's consent has been given voluntarily and that the client has read and understood the brokerage engagement agreement;

This special consent is required because of the potential for conflicts of interest in dual agency transactions.

E. Subagency:

Subagency occurs when one real estate broker is appointed by another real estate broker as a subagent to assist the broker in performing its duties. In a typical subagency transaction, a listing broker practicing subagency might appoint the broker working with the buyer as his or her subagent. The broker acting as the subagent would work with the buyer but would represent the seller. The buyer then was the customer of the broker acting as a subagent, but the seller would be his or her client. Subagency relationships between real estate brokers in Georgia, while once the norm, are much less common today.

V. Broker-Customer Relationships:

A. Transaction Brokerage:

A transaction brokerage relationship is one in which a real estate broker or brokers assists both parties in a real estate transaction but does not enter into a client relationship with, nor represents, either party. In a transaction brokerage relationship, the broker treats both parties as customers and can only perform ministerial acts for either party, including the following:

1. identifying property;
2. providing real estate statistics and information of property;
3. providing preprinted real estate form contracts;
4. acting as a scribe in the preparation of form contracts;
5. locating relevant professionals, such as architects, engineers, surveyors, inspectors, lenders, insurance agents, and attorneys; and
6. identifying facilities such as schools, shopping centers, and places of worship.

B. Brokers May Help Parties Other Than Their Clients:

Brokers who represent one party in a real estate transaction as a client can still help the other party in the transaction by performing ministerial duties for the other party (of the type described under transaction brokerage section). When a real estate broker works with a party as a customer or client, the broker may not knowingly give the party false information.

VI. Always Choose a REALTOR®:

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