

HOME FOR SALE



2455 Bethany Church Rd  
Lincolnton, Georgia  
United States

Asking Price

\$1,500,000

Bedrooms 2

Year Built

Bathrooms 1

Date Listed 08/15/2024

Size 0

Listing ID GL-1726587127

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11608937>

## Overview

Escape to your own private paradise at this stunning 90-acre retreat. Offering a perfect blend of tranquility and adventure, this estate is an outdoor enthusiast's dream. Enjoy fishing, hunting, horseback riding and water sports right at your doorstep. A quick walk to the 5 acre trophy bass pond is always tempting. For the bow or rifle hunter, this tract offers deer hunting opportunities with deer blinds, feeders, and established hunting lanes; and in the spring, the property boasts a mature wild turkey population. The mixture of timberlands, pastures and proximity to Lake Thurmond has the property teeming with a diverse mixture of wildlife to include native quail coveys, it's a true haven for nature lovers. To the north, the property is bordered by a 580 acre Army Corp of Engineer's CMU tract. The Corp has issued a floating dock and boat house permit that provides full access to Lake Thurmond via a 4' cart/walking path. The coves of Lake Thurmond provide the ideal habitat for duck hunting. Additionally, the CMU tract can be hunted, but it is only accessible to others via boat access. This relaxing oasis includes a custom "Barndominium" with an open floor plan, spacious bedrooms with large walk-in closets, and luxurious bathroom with a double sink vanity and luxury body spray shower. The kitchen is a chef's delight with a walk-in pantry, huge island, farmhouse sink, and double oven with a gas stove top opening up to the dining area. The living room features a wood-

burning fireplace and industrial-style glass insulated overhead garage doors showcasing beautiful views that open to covered porches, creating a seamless indoor-outdoor living experience. Simply put, there may not be a better place to enjoy a glass of bourbon under the stars along the Georgia / South Carolina border. Additional amenities include a 44 x 60 garage with four overhead doors, a climate controlled gun room, an equipment barn, fenced areas for livestock and Army Corps of Engineers dock permit. With 1/2 mile of road frontage and septic in place to accommodate a future 4-bedroom home, this captivating getaway offers endless possibilities for expansion and customization. A few key features of this property that should not be overlooked are: 1. There's no deferred maintenance. Everything is in "like-new" condition and built to last. Unlike most properties, there is not a long, post-closing to-do list. 2. At 90 acres, it is simple to run, and is the epitome of what people want, meaning an abundance of recreational opportunities at a low operating cost. The property offers everything that you would expect on a much, much larger scale estate. Located just 5 minutes away from the Helios Horse Rehabilitation Center, this retreat is truly a rare find for those seeking a luxurious picturesque natural setting. Don't miss this opportunity to own your own piece of paradise!

For more details:

Listed by: Shannon Rollings

**Contact**

**Email**

**Phone**