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Florence Marina Tract

Just a quarter mile from Florence Marina and the headwaters of Lake Eufaula, this 1.27-acre homesite pairs quiet country living with quick access to one of the Southeast's premier fishing lakes.





Property Highlights

- $62,000
- 1.27 Acres
- Stewart Co., GA
- Multi-Use



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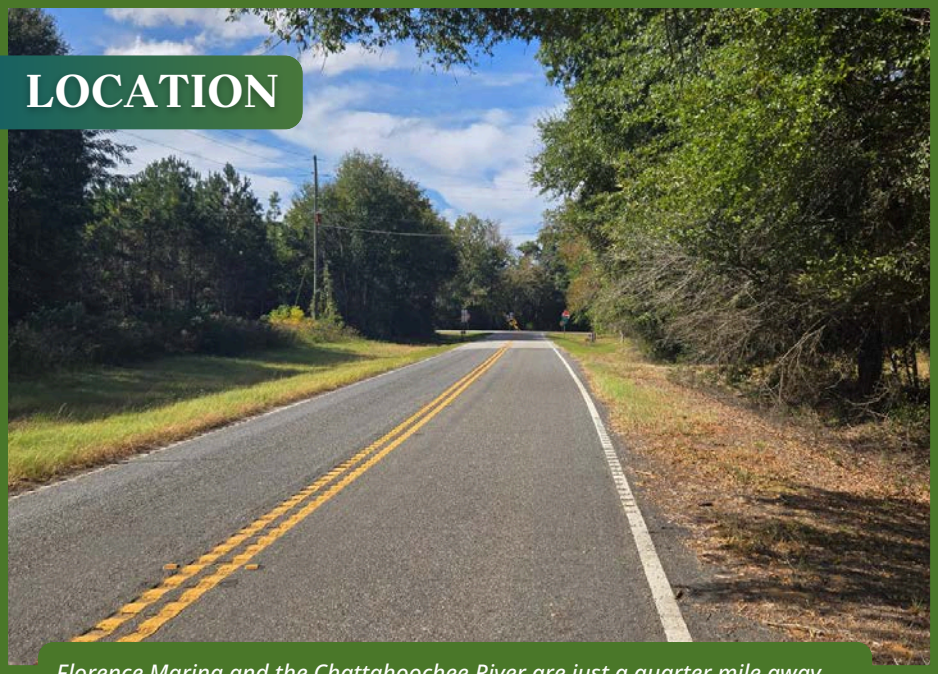
LOCATION



Florence Marina and the Chattahoochee River are just a quarter mile away.

The Florence Marina Tract sits in the upper Coastal Plain of mid-west Georgia, a region known for its blend of farmland and timberland. Bordered by a large crop farm and neighboring timberland, the tract offers a peaceful rural setting with the water close at hand. True to its name, the property is just a quarter mile from Florence Marina on the Chattahoochee River, where the river forms the headwaters of Lake Eufaula.

Spanning more than 45,000 acres, Lake Eufaula is renowned for its crappie and bass fishing. Florence Marina is a state park with a deep-water marina, boat launch, boat slips, fishing pier, campground, cottages, and other attractions, and Providence Canyon State Park is only 8 miles away.

Everyday conveniences are within easy reach. Lumpkin, GA, 15 miles away, provides access to US Highway 27 along with fuel, a couple of restaurants, and a small grocery store. Eufaula, Alabama, about 20 miles away with access to US Highway 431, offers a broad selection of dining, lodging, grocery shopping, and a medical facility. Columbus, GA, a 40- to 45-minute drive, provides full amenities and a regional airport.

ACCESS



Direct frontage along State Road 39 Connector (Canyon Road).

According to a recent survey, the tract has 258 feet of frontage along GA State Highway 39C, a paved and well-maintained road. An established driveway leads into the lot, and power and phone service are immediately available. Best of all, Florence Marina is just a quarter mile away.

PROPERTY DESCRIPTION



The lot has a mix of hardwood and pine, spaced well to have an open feel.

The Florence Marina Tract is a relatively flat and level 1.27-acre lot, well suited for a primary residence or a private weekend getaway near Lake Eufaula. The lot is currently wooded with a mix of hardwood and pine timber, giving a buyer the flexibility to clear it for development or keep select trees in place for a more secluded setting. There are no structures on the tract. The adjoining lot to the west contains an old home site, and an old brick well house sits just off the eastern boundary.

TAX & TITLE



The lot could be cleared, or you could build a private hideaway among the trees.

The tract is owned by Randall Carter Butts and is recorded in Deed Book 286, Page 152. It is zoned R4 Residential, and estimated annual property taxes are $67. The property was surveyed in January 2026, and corner pegs, iron pins, wood stakes, pink flagging, old fencing, and concrete monuments mark its corners and boundary lines.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Florence Marina

Stewart County, GA

1.29 ± Acres

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This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

Locus Map
Florence Marina
Stewart County, GA
1.29 ± Acres

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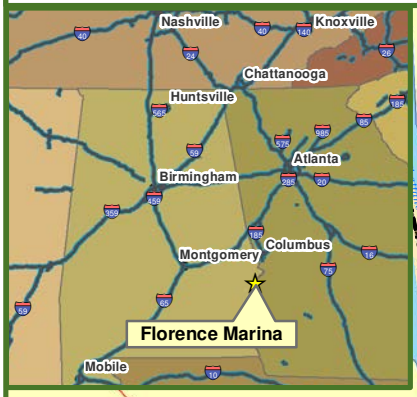

Bradley Lake
Chattahoochee River
CR 27
39
RUSSELL CO
FLORENCE MARINA STATE PARK
CR 28
STEWART CO
Grass Creek
Walter F George Reservoir
39C
Chattahoochee River
39
BARBOUR CO

Legend

- Florence Marina
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

0 0.25 0.5 0.75 1 Miles

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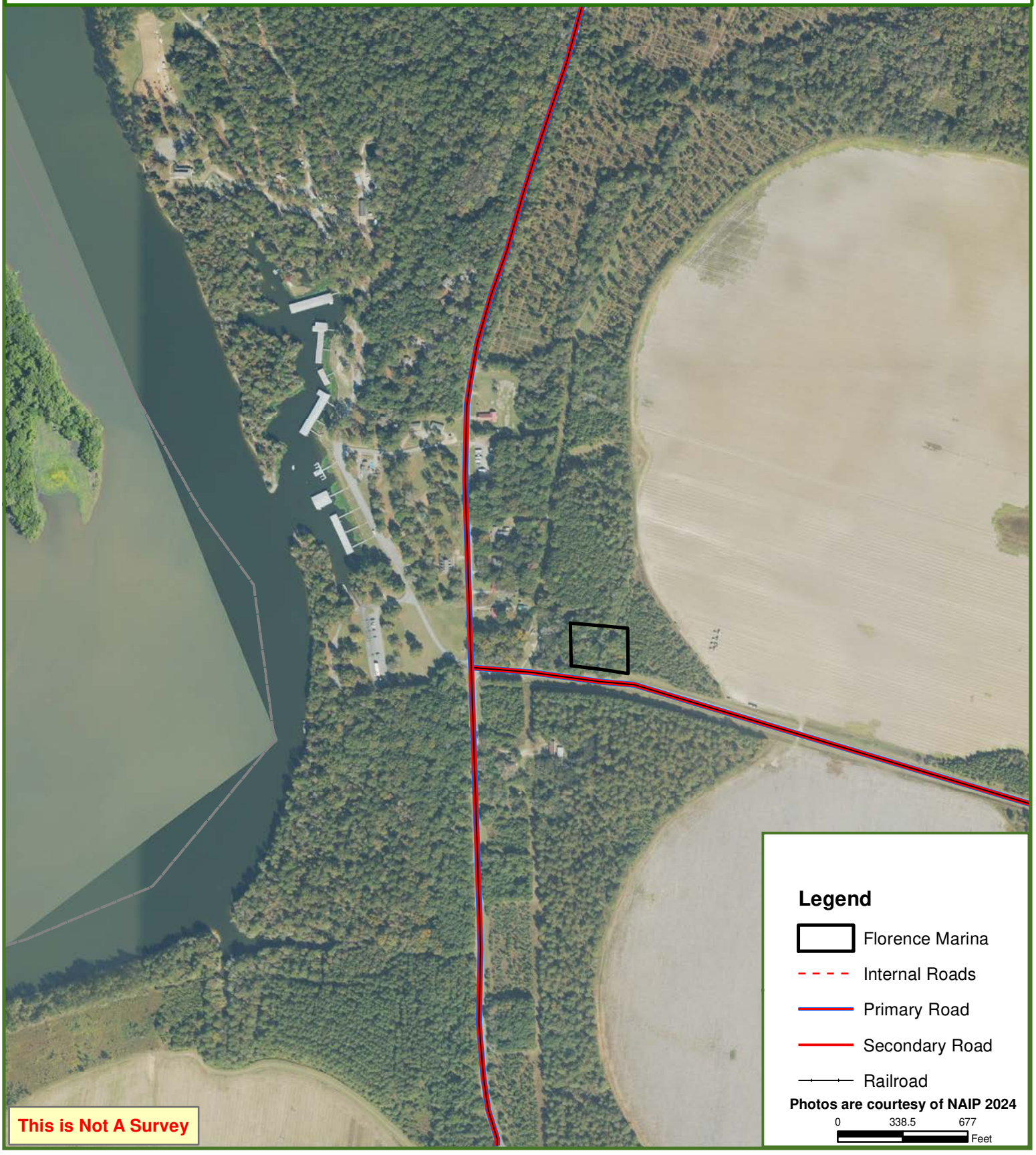

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Florence Marina

Stewart County, GA

1.29 ± Acres



This is Not A Survey

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