



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**SHADY OAKS RV PARK**  
**4.65± ACRES**  
**EARLY COUNTY, GA**  
**\$350,000**



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# SHADY OAKS RV PARK

## PROPERTY PROFILE

### LOCATION:

- Blakely, Georgia
- Early County
- 2± Miles from Columbia, AL
- 2± Miles from Hilton, GA
- 24± Miles from Bluffton, GA
- 28± Miles from Fort Gaines, GA
- 43± Miles from Cuthbert, GA
- 48± Miles from Eufaula, AL

### PROPERTY USE:

- Investment
- Income-Producing
- Commercial Usage

### COORDINATES:

- 31.27904, -85.09592

### PROPERTY INFORMATION:

- 4.65± Acres
- Commercially Zoned
- 20 RV Lots in Place
- Power, Water, Septic Available
- Room for Additions
- Quiet Area for Camping

### TAX INFORMATION:

2023 - \$361.15



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**GREYSON FARROW**  
LAND SPECIALIST

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176 Watson Rd. - Pitts, GA 31072

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO SHADY OAKS RV PARK

**ARE YOU LOOKING FOR AN INCOME PRODUCING OPPORTUNITY?** Be sure to take a look at Shady Oaks RV Park, situated in the peaceful landscape of Early County, Georgia! With 4.65± acres of commercially zoned land, this property in west Georgia is a prime opportunity for those interested in a well-established RV park with room for growth.

Currently, the property offers 20 fully equipped RV lots, each with power access. There is potential to expand with room for approximately seven additional RV lots. The property is well-appointed with five septic tanks and two private wells. A bathhouse also adds value having four large private showers and three coin-operated washers and dryers.



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# MORE ABOUT SHADY OAKS RV PARK

Located just off Lower River Road, this RV park offers a peaceful retreat surrounded by the natural beauty of large oak trees. This laid back feel is ideal for those looking to escape the hustle and bustle of everyday life. Whether your RV campers are planning a quick weekend getaway or seeking a long-term RV solution, this park is versatile enough to meet a wide-range of needs. Altogether, this property provides a dynamic investment opportunity.

**For more information and to schedule a tour,  
call Greyson Farrow today!**



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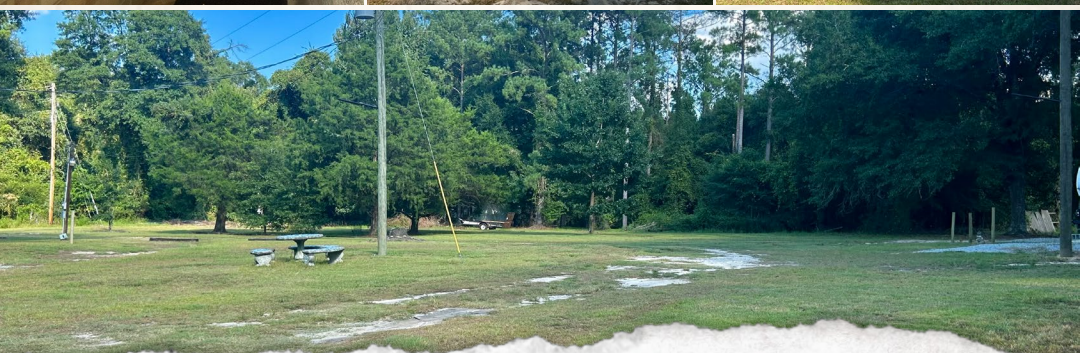
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land **id.** LINK



Directions From Hilton, GA:  
 Travel west on GA Highway 62 for  
 approximately 2 miles. Turn left onto  
 Lower River Road and the property  
 can be accessed by the second entrance  
 on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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