

Shellman Bluff Sporting Club
SHELLMAN BLUFF RD NE
Townsend, GA 31331

\$857,000
67.710± Acres
McIntosh County



Shellman Bluff Sporting Club
Townsend, GA / McIntosh County

SUMMARY

Address

SHELLMAN BLUFF RD NE

City, State Zip

Townsend, GA 31331

County

McIntosh County

Type

Hunting Land, Recreational Land, Timberland, Lakefront, Business Opportunity

Latitude / Longitude

31.5661 / -81.4122

Acreage

67.710

Price

\$857,000

Property Website

<https://www.landleader.com/property/shellman-bluff-sporting-club-mcintosh-georgia/68693>



Shellman Bluff Sporting Club Townsend, GA / McIntosh County

PROPERTY DESCRIPTION

Located in Coastal Georgia on the Atlantic Flyway Migration Route and Surrounded By More Than 100K Acres of Conservation Land ... Shellman Bluff Sporting Club is an Excellent Duck, Deer and Turkey Property.

Once An Arkansas Duck Guide ... The Current Owner of Shellman Bluff Sporting Club Built the Main Duck Blind to House 16 Shooters and 2 Guides ... Complete With a Blackstone Grill and Kitchen to Cook Breakfast in the Blind!

The Altamaha River Located in Close Proximity to Shellman Bluff Sporting Club is a Stopover Point for Migratory Birds Along the Atlantic Flyway, a Major Route for Birds Migrating in North America. Not Only is it an Excellent Recreational Tract, It Has \$147K Worth of Merchantable Timber As Well.

Shellman Bluff Sporting Club is a gated 67.61-acre recreational property located in McIntosh County, Georgia, just 20 minutes from Darien and less than 10 minutes from I-95.

Accessible through a single entry point off Shellman Bluff Road, the property features an easement road flanked by freshwater swamp habitat, which is ideal for waterfowl. The road is protected by a culvert system, ensuring it remains fully passable even when the swamp area is flooded during peak duck season.

Although 43 acres of this tract has surface water present, the land supports thriving planted pines alongside its freshwater swamp and hardwood bottoms, creating a diverse habitat that is rich in deer, turkey, and ducks. This combination of habitats makes it a true sportsman's paradise.

The property's current owner, a logger by trade, has spent the last three years developing the land into an exceptional recreational tract. Leveraging his expertise, he transformed the natural wetland area into a flood-able duck pond using natural watersheds and flash board risers to control water levels.

The main 20 acre duck pond, planted with corn and Japanese millet, has become a magnet for waterfowl. In its first full hunting season, the property yielded approximately 40 dozen wood ducks, a dozen teal, and 70 larger ducks, particularly during December when migratory patterns bring an influx of waterfowl to the Atlantic Flyway.

The Altamaha River, close in proximity to Shellman Bluff, is a stopover point for migratory birds along the Atlantic Flyway, a major route for birds migrating in North America.

Interior of Property

The interior of the property is planted with pines and features navigable roads, deer feeders, box stands, ladder stands, and a large tower blind all strategically placed for hunting. Surrounded by over 100,000 acres of conservation land, including large timber tracts and wildlife management areas, the property benefits from the region's rich biodiversity. McIntosh County, known as Georgia's "Conservation Coast," is home to unique conservation areas such as Sapelo Island, Altamaha Wildlife Management Area, and Harris Neck National Wildlife Refuge. These habitats play a critical role in supporting migratory birds along the Atlantic Flyway.

Timber

A 2022 timber cruise estimated the property contains \$147,000 worth of merchantable timber, further adding to its value. Despite its wetlands, the planted pines continue to grow robustly, making the land suitable for both recreational and investment purposes. The property has been used exclusively for private recreational hunting ensuring its pristine condition and low-impact use.

Shellman Bluff Sporting Club is a rare opportunity for hunters and conservation enthusiasts to own a well-managed tract in one of Georgia's most ecologically significant regions.

Over 100K Acres of Protected Conservation Land in the Area

Sapelo Island is 16,500 Acres – Fourth largest barrier island on the coast of Georgia

Wolf Island National Wildlife Refuge – 4000 Acres – Known as the shorebird reserve for the Georgia Coast

Blackbeard Island National Wildlife Refuge – 5618 Acres – Owned by FWS – Fish and Wildlife Service

Altamaha Wildlife Management Area – 30,000 Acres – One of the largest WMA's in the county

Altamaha Waterfowl Area – 11,278 Acres – Located in the Altamaha River Delta and encompasses many historical rice fields great for waterfowl

Townsend Wildlife Management Area – 8,114 Acres – Includes woodlands, fresh water swamps and ridges

Eulonia Tract of the Richmond Hill Wildlife Management Area – 2,015 Acres – primarily upland and freshwater swamp

Harris Neck National – 2,824 Acres – refuge and rookery for wood storks

Townsend Bombing Range – 33,000 Acres – woodlands, freshwater swamps, and a few open field environment Shellman Bluff Sporting Club is located just 20 minutes from Darien, Georgia and less than 10 minutes from I-95. This 67 +/- acre tract is tucked in an area with abundant freshwater swamp habitat.

Shellman Bluff Sporting Club is the ultimate sportsman's paradise ... Call today for a property tour ... You won't be disappointed.

- 67.61 +/- Acre Recreational Property, McIntosh County, Georgia
 - Gated - Excellent Duck, Deer and Turkey Hunting - Surrounded By 100K Acres of Conservation Land
 - Located on the Atlantic Flyaway Migration Route - Great Duck Property
 - 20 Acre Floodable Duck Pond - Planted with Corn and Brown Millet
 - Flooded Using the Flashboard Riser System to Utilize Harnessing the Natural Water Flow to Property
 - Great Navigable Roads Throughout the Property With Culvert System Under Roads for Proper Drainage and Water Level Control
 - (3) 1000 Pound Corn Feeders - (3) Box Blinds - (1) Tower Blind - (3) Ladder Blinds
 - Abundant Freshwater Swamp Habitat for Duck Population
 - Winter Rye Planted on All Road Systems
 - Multiple Duck Boxes Throughout the Property
 - Used for Personal Use Only Ensuring Pristine Condition and Low-Impact Use
- Conservation Land in the Area
- Sapelo Island
 - 16,500 Acres – Fourth largest barrier island on the coast of Georgia
- Blackbeard Island National Wildlife Refuge
 - 5618 Acres – Owned by FWS – Fish and Wildlife Service
- Altamaha Waterfowl Area
 - 11,278 Acres – Located in the Altamaha River Delta and encompasses many historical rice fields great for waterfowl
- Eulonia Tract of the Richmond Hill Wildlife Management Area
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- Townsend Bombing Range
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- Harris Neck National
 - 2,824 Acres – refuge and rookery for wood storks
- Timber Investment
 - 2022 Timberland Value -\$147K Merchantable Timber on this Tract

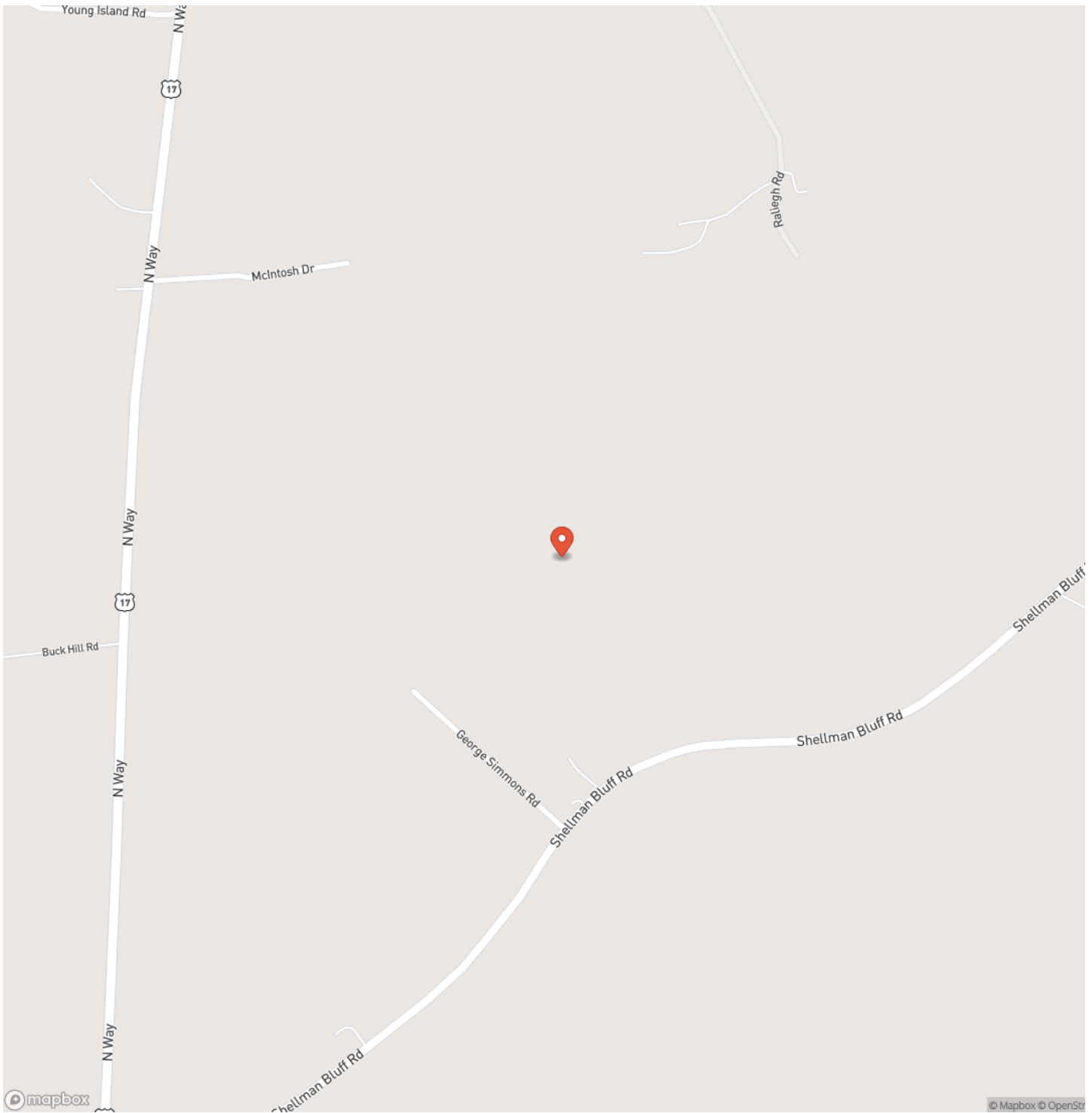
- Planted Pine Area Creates Excellent Habitat for Deer and Turkey



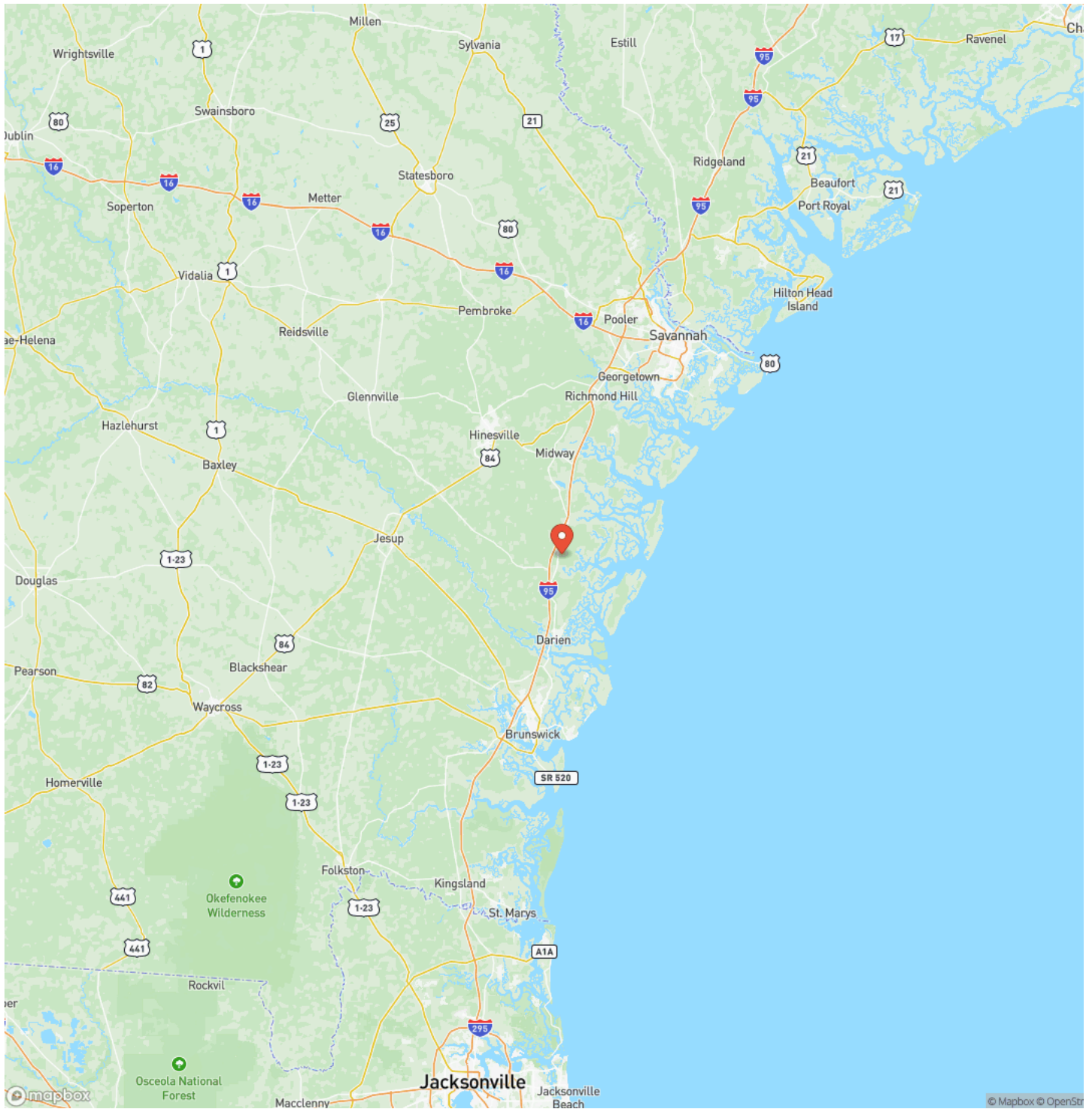
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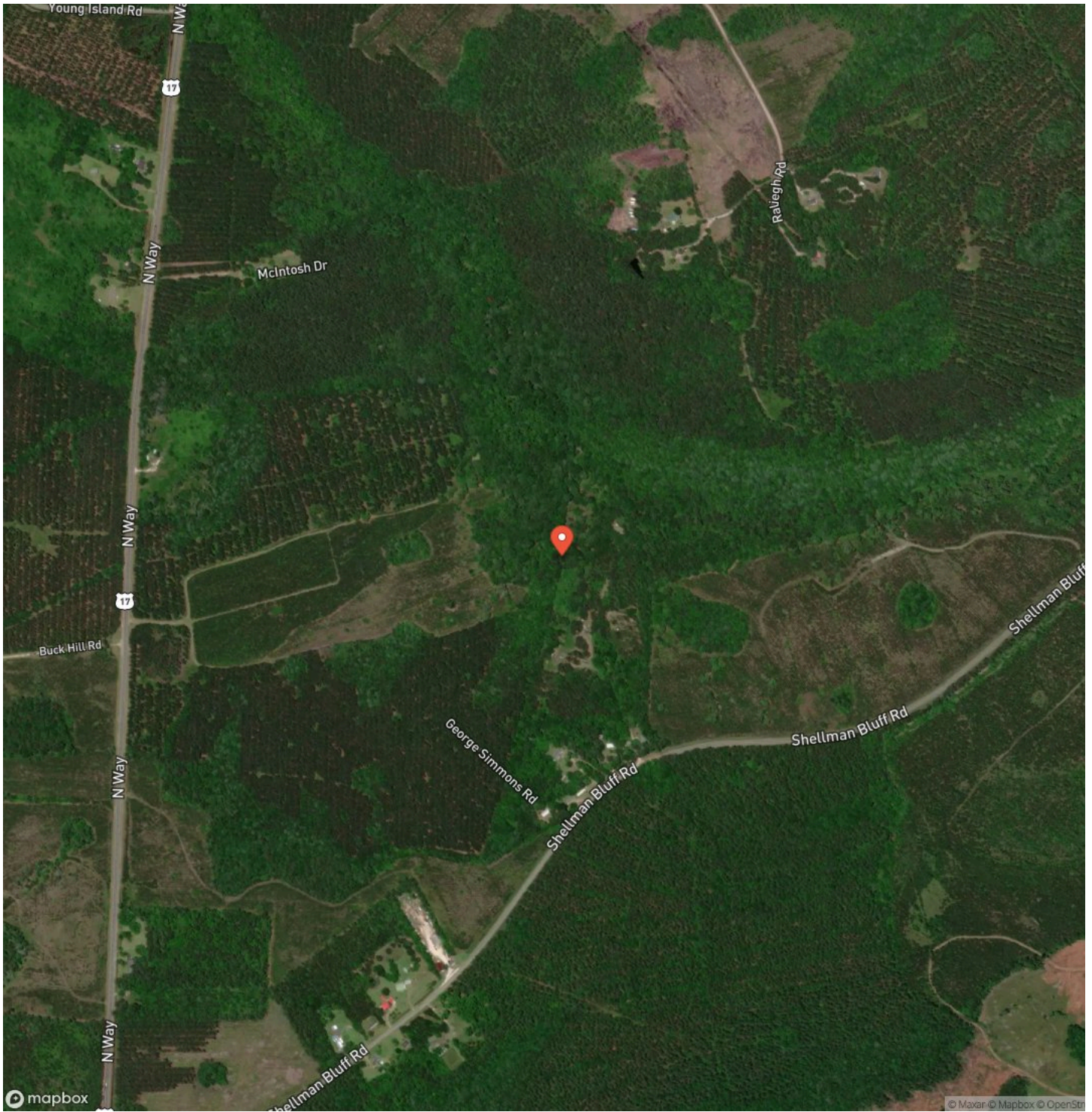
Locator Map



Locator Map



Satellite Map



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