

# LAND and LAKE

## SALES, INC.

### REAL ESTATE

11 LIBERTY STREET / P.O. BOX 310  
BLAKELY, GA 39823  
(229) 723-5463



**214 Arrowhead Lane  
Jabez Subdivision  
Fort Gaines / Clay County  
Waterfront Homes**

**3 BR / 2 BA / 1680 SQ FT / 1.12 Acres**

*Amazing views of Lake Walter F. George / Eufaula & Pataula Creek can be seen from the 2-tier porch and well-designed lawn of this beautiful 2004 home available for Immediate Occupancy! The driveway snakes back through the deep lot to reveal the secluded home and landscaping designed to minimize watershed through the use of multiple French drains placed on the property. Taking a short ride on the Kubota RTU 500 4x4 (included in the sale) down the ramp provides easy access to the boat dock and lift as well as the outdoor shower, ground level porch, partial basement, and lakeside fun in the yard!*

*The open floor plan reveals hardwood floors running through a spacious Kitchen with Appliances and a large Family Room that opens onto the Top Level Covered Porch spanning the full length of the house and overlooking the lake. This property is move-in-ready for the avid fisherman as it includes a 1994 Pro 17 Bass Tracker boat with 60Hp Mercury & Trailer. Maintenance is kept to a minimum on the expansive lawn with the additional inclusion of a John Deere riding mower in the sale!!! The property features a private well and maintains a connection to the County Water service (fees have been paid through the end of the year). Ownership and maintenance costs of the adjacent ramp shared with a neighbor. Please call for all the details!*

[www.landandlakesales.com](http://www.landandlakesales.com)

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All information contained herein is deemed to be correct but is not guaranteed.  
Square footage and acreage is obtained from public record.

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**Listing #862 / Southwest Georgia MLS #7443**

