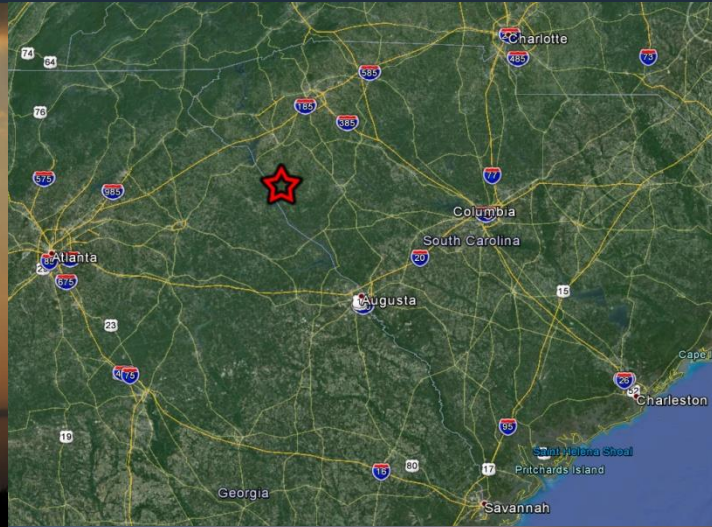


For Sale
284 Acres on
Pristine Lake
Richard
Russell

Sportsman's Getaway

On Lake Richard Russell in South Carolina

March 10, 2015



Property Details:

- 284 Acres on Pristine Lake Richard Russell
- Approximately two (2) miles of shoreline
- Potential development opportunity single family subdivision
 - Potential timber/forestation
- Perfect Destination for Sportsman Getaway Compound
 - Proximity and central location with respect to Atlanta, Augusta, Columbia, Charleston, Savannah and Greenville, SC.
- Lowndesville, S.C./ Abbeyville County
 - Price: \$1,750,000



For Further Information Contact:

Barry T. Conway
Bowers Development Company
bconway@richardbowers.com
C: 404.642.0802

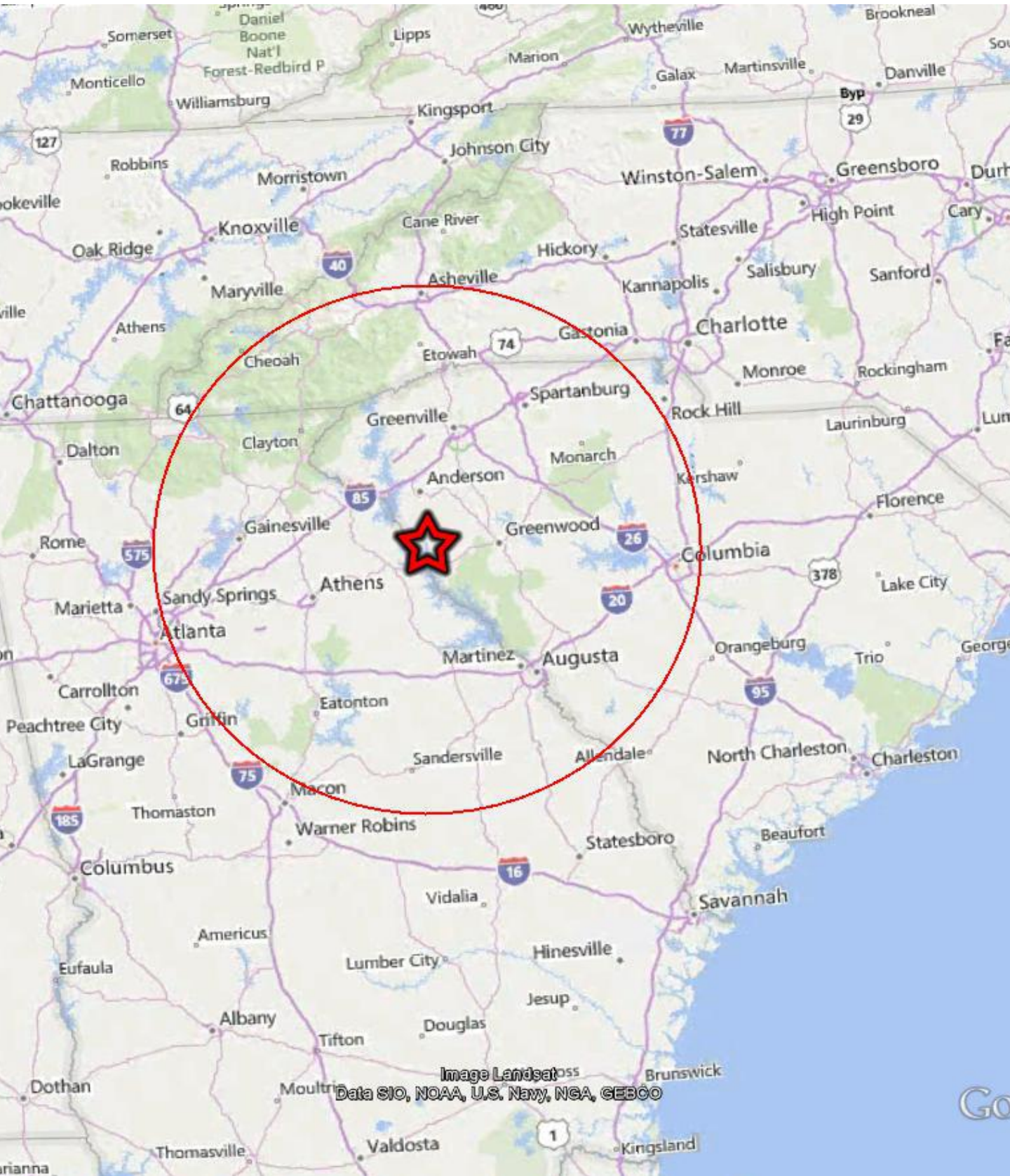


Bowers Development Company
Property Development

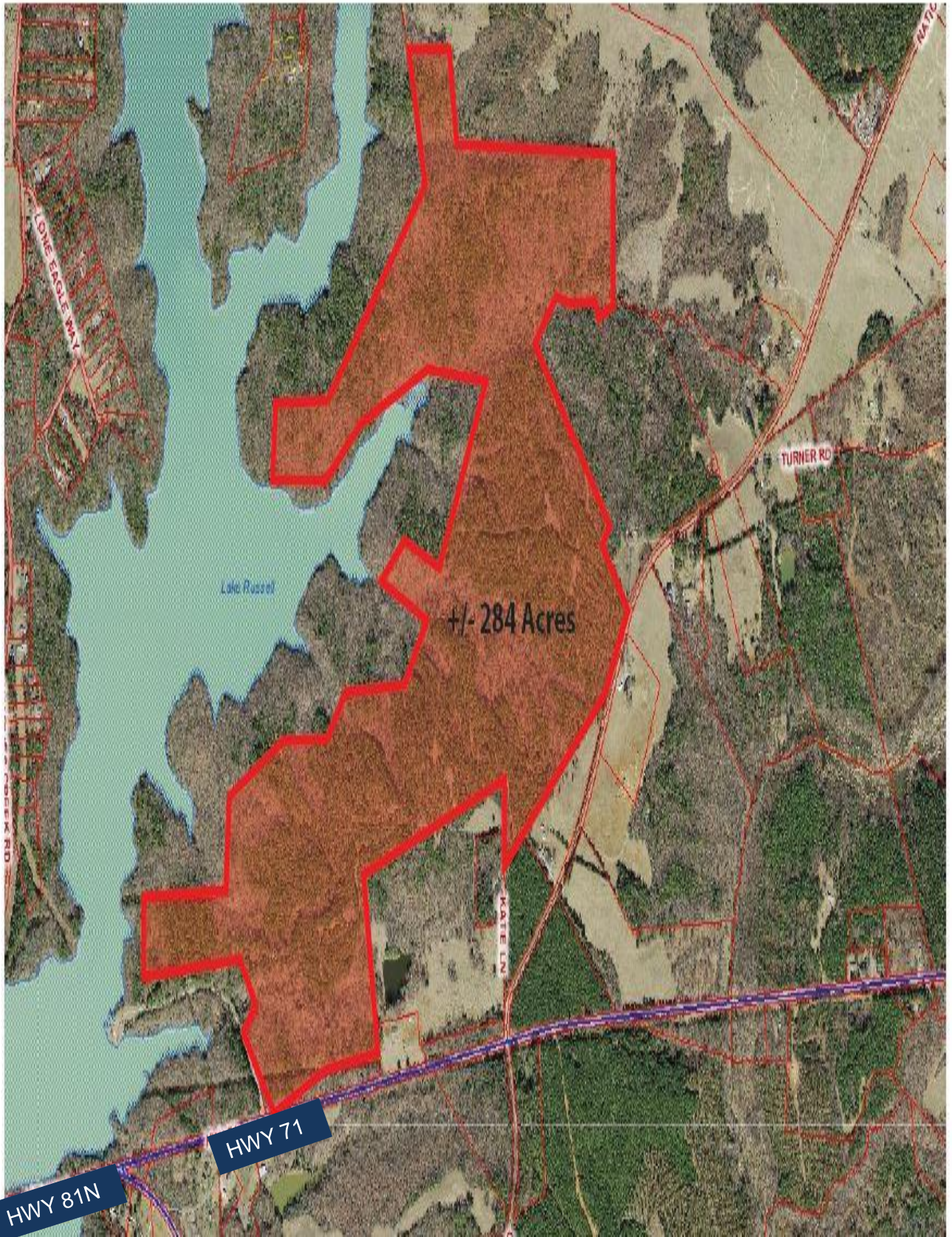
260 Peachtree Street, Suite 2400 Atlanta, GA 30303

The information contained herein has been received from sources deemed reliable but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.

100 Mile Radius to Site



Lake Richard Russell Site Highlighted



History & Recreation



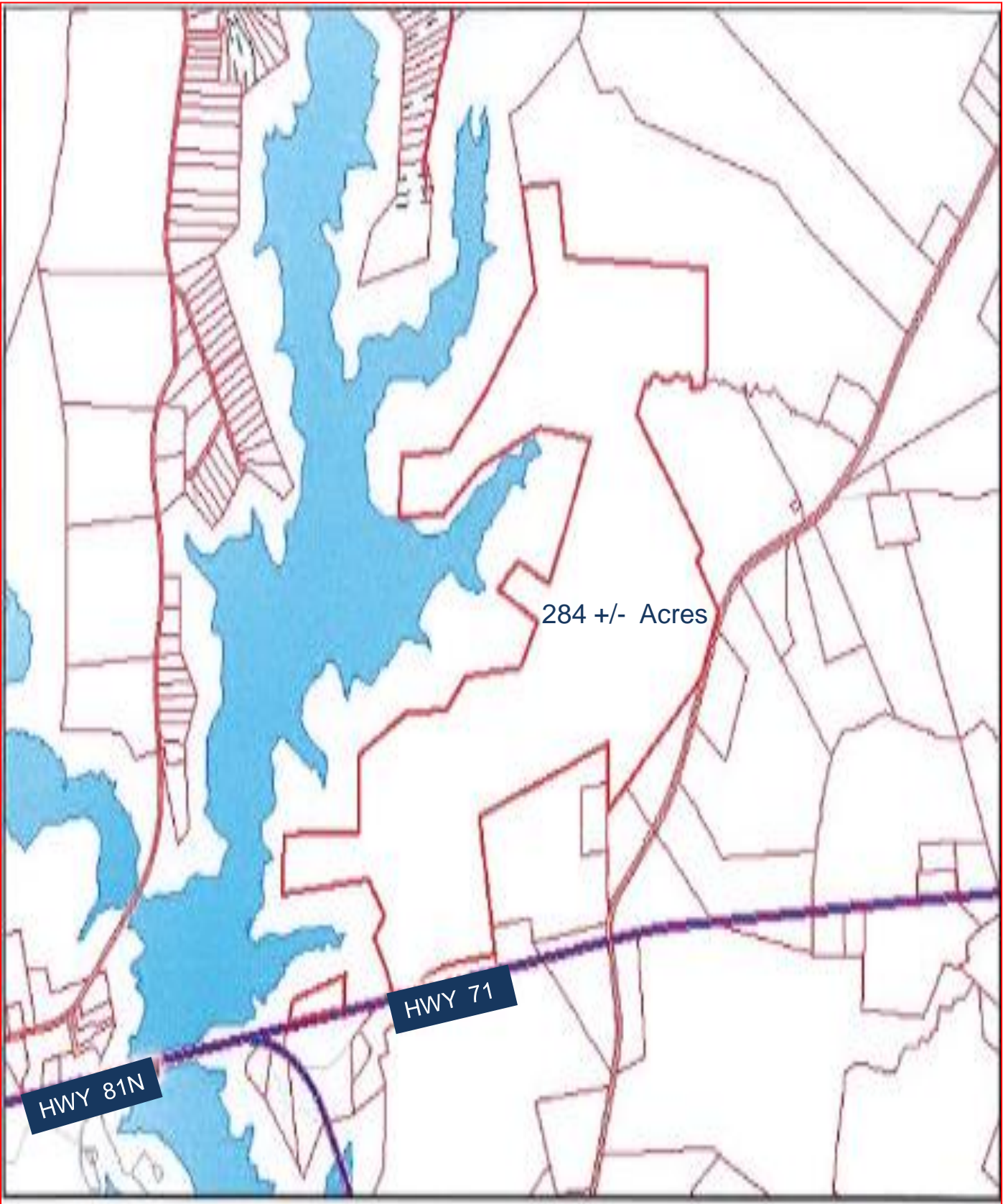
Richard B. Russell Lake is formed by the Richard B. Russell Dam on the Savannah River. The lake covers 26,650 acres and has 540 miles of shoreline, along with 26,500 acres of public land surrounding it. The lake was filled between October of 1983 and December of 1984. Creating a border between Georgia and South Carolina, Lake Russell crosses county lines flowing in Abbeville County and Anderson County. The lake was renamed Richard B Russell Lake in honor of the Georgia senator.

Since it was constructed after 1974, the Corps of Engineers prohibits exclusive private use of the lake's shoreline. As a result, the shoreline of the lake is almost completely undeveloped with the exception of some state parks and day-use areas. The Corps owns a 300 foot buffer zone all the way around the 540 miles of shoreline to mitigate the loss of habitat due to the creation of the lake. The natural shoreline creates a strikingly different feel and look to the lake when compared to Thurmond and Hartwell which have highly developed shorelines.

Lake Russell was created for flood control and power production but these days, recreation reigns supreme. Thanks to federal laws that prohibit exclusive private use along the 540 miles of Lake Russell's shoreline, there are 26,500 acres of largely undeveloped public land surrounding the lake. Richard B. Russell Lake area offers some of the most scenic and diverse areas from hunting and fishing to hiking and horseback riding. Lake Richard Russell is also known for having some of the best fly fishing, bass fishing and trout fishing in the country.



Parcel Map of Site

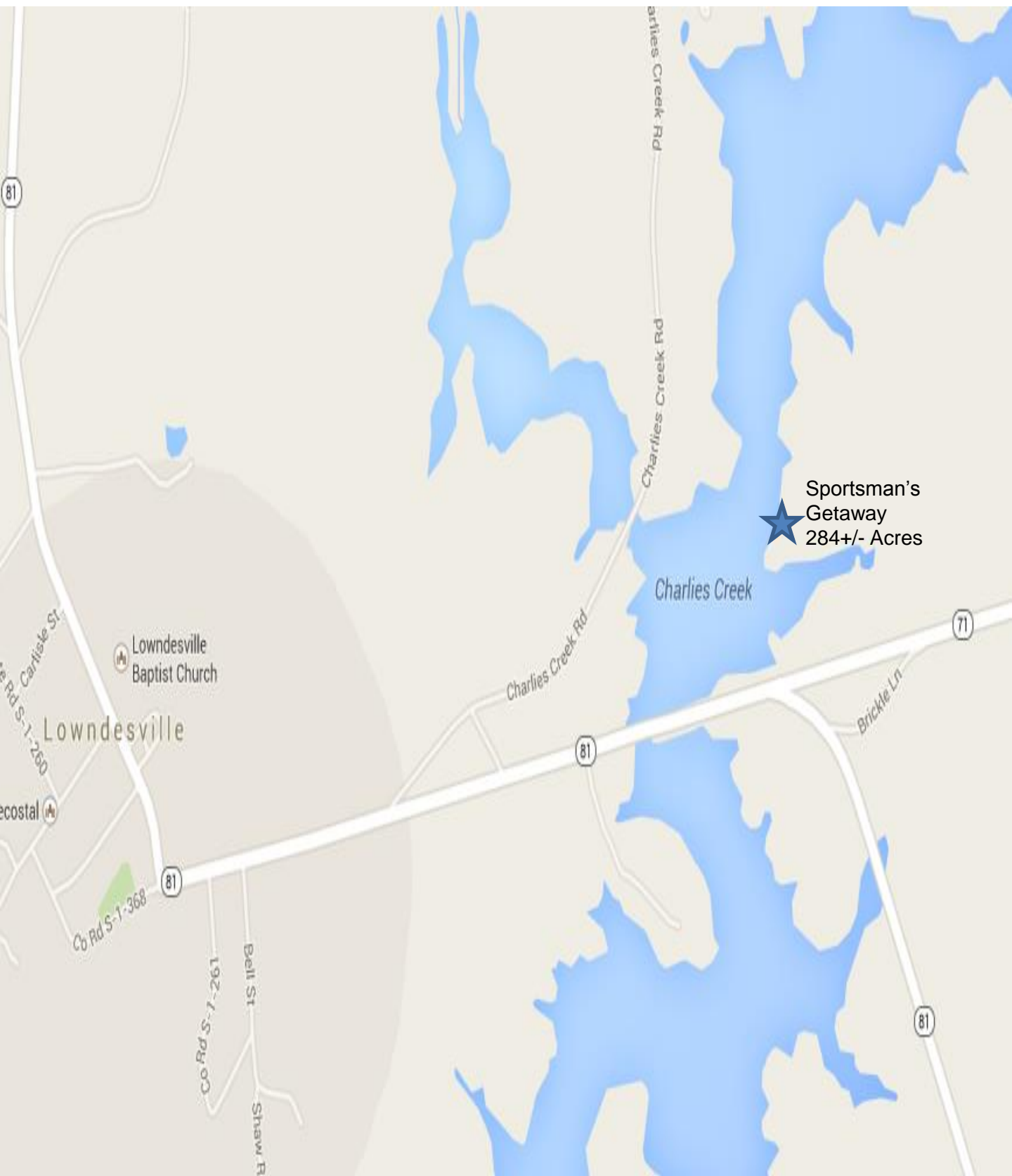


284 +/- Acres

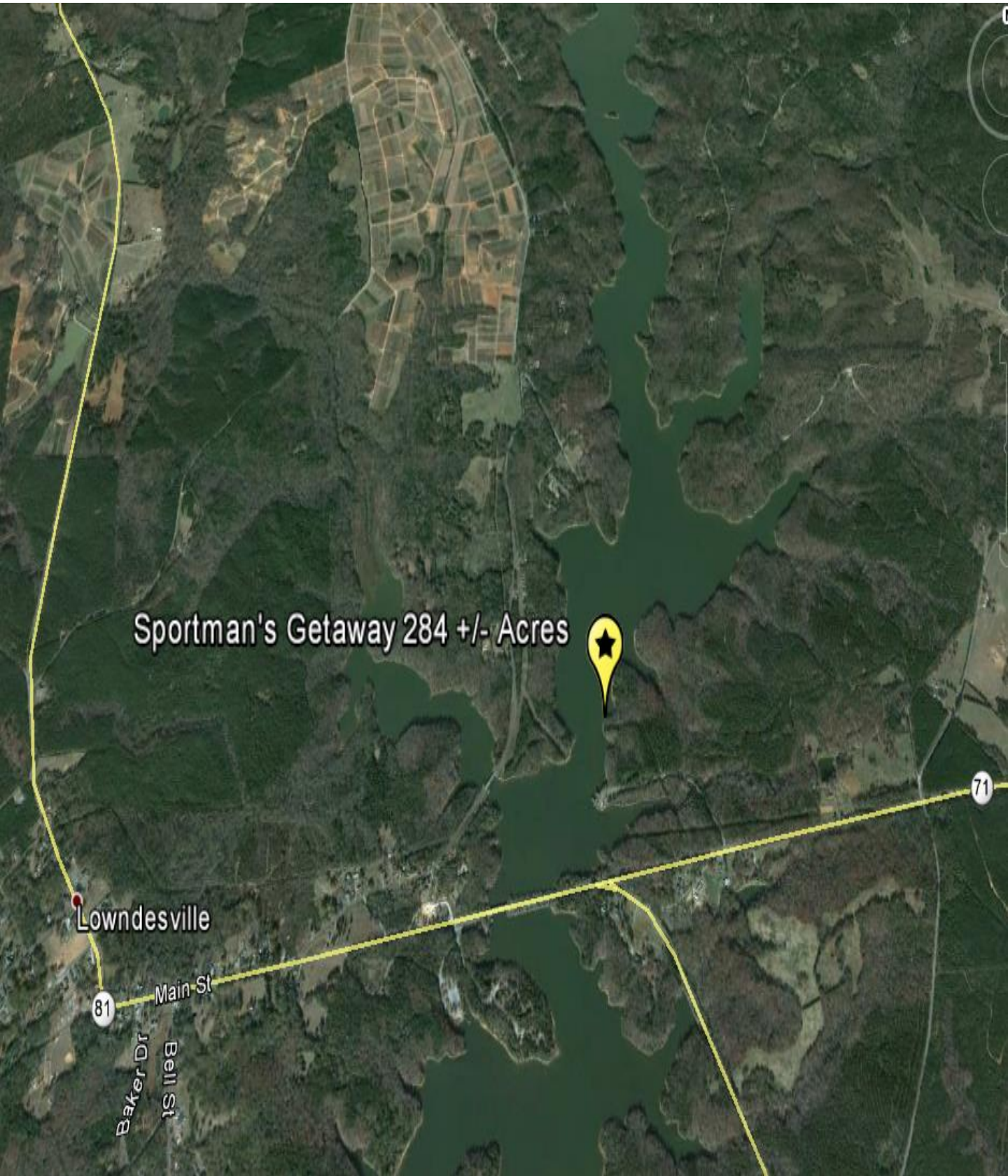
HWY 71

HWY 81N

Site Near Lowndesville



Site near Lowndesville



Sportman's Getaway 284 +/- Acres



Lowndesville

81

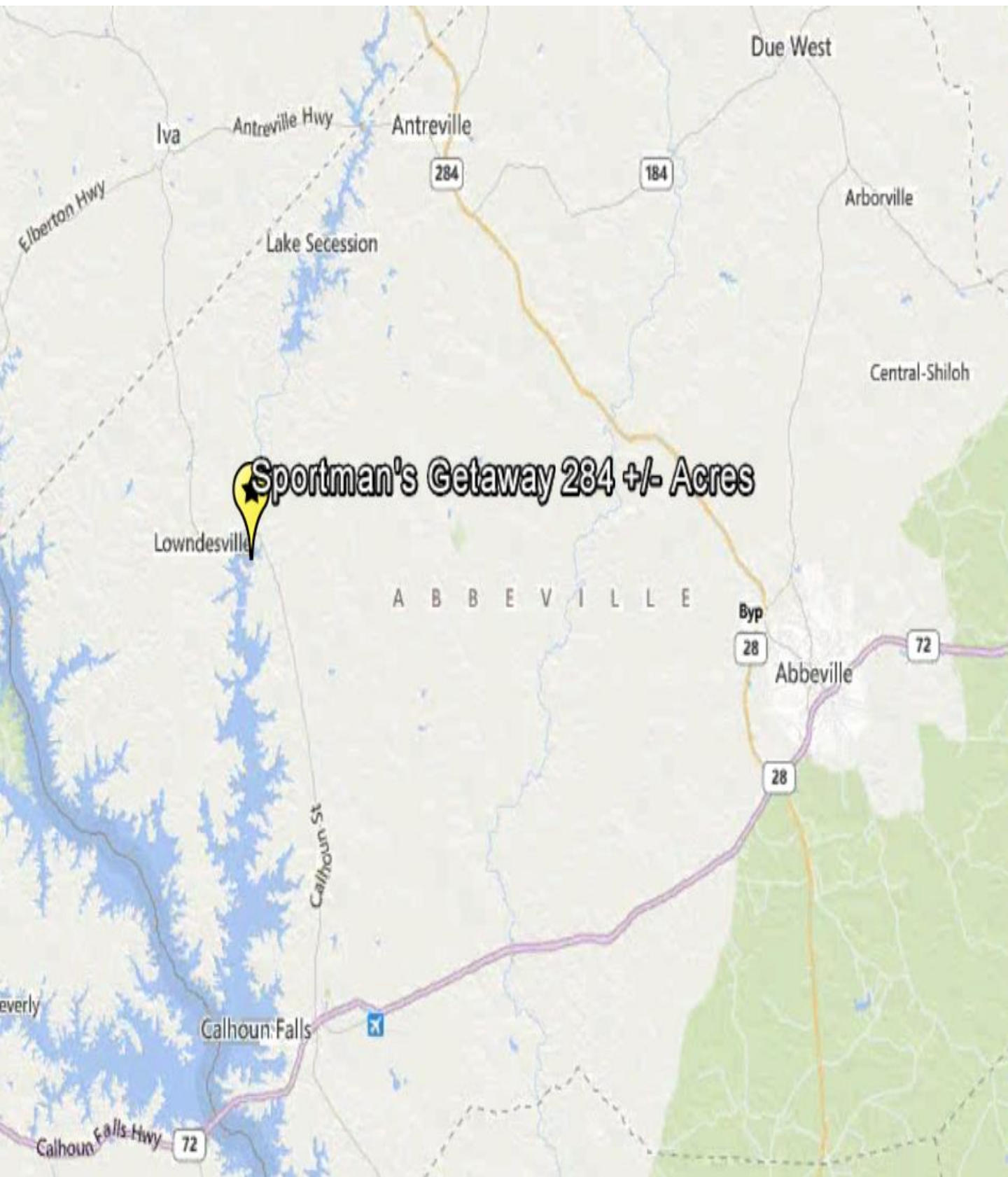
Main St

Baker Dr

Bell St

71

Site with Abbeville and Lowndesville



Site with Abbeville and Lowndesville

