



COMMERCIAL REAL ESTATE

LAND FOR SALE



Land for Sale

750 Cedar Grove Road
Climax, GA 39834

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

LAND FOR SALE

750 CEDAR GROVE ROAD, CLIMAX, GA 39834



OFFERING SUMMARY

Sale Price: \$995,000.00

Price / Acre: \$5,527.78

Lot Size: 180 (+/-) Acres

APN:
01050053A00
01050054B00
01050054B01

PROPERTY OVERVIEW

Motorcross/mudbog facility for sale. Three lots for sale totaling 180 +/- acres in Decatur County, GA

LOCATION OVERVIEW

Located in Decatur County, Climax, GA just off of Lake Douglas Road and Cedar Grove Road.

[Click Here for Zoning Information](#)

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CLIMAX MOTORSPORTS PARK

750 Cedar Grove Rd.

Climax, GA (Decatur County)

- 180 acres
- Two large ponds, upper pond has a 200 foot white sand beach and is a 12-18 ft. deep
- 4 outside showers, slip and slide with water system, pontoon boat with a platform to jump off onto a "water blob"
- 1600 sq. ft. gym with office, bathroom, laundry room and six 11' x 17' garages
- 16 RV sites; 10 with ELECTRIC, WATER AND SEWER, 6 with ELECTRIC AND WATER
- 30'X 130' X6" concrete truck pull pad
- 50' x 84' pole barn
- 12,000 gallon water tower with 2hp well
- Five rental spaces on property, single wide 3/2, Double wide 3/2 , cabin 1/1 , two story with 2/1 on
- First floor and a 1/1 on second floor
- Race track, fenced in and with guardrails for car/sxs races. Two dirt drag racing lanes with Christmas tree and timing system
- Over six miles of groomed trails
- All pallet shelving, miscellaneous electric and plumbing parts, appliances, fixtures, gym ` equipment
- Fuel tanks are INCLUDED
- 3 working wells with another one drilled and cased



ADDITIONAL PHOTOS LAND FOR SALE

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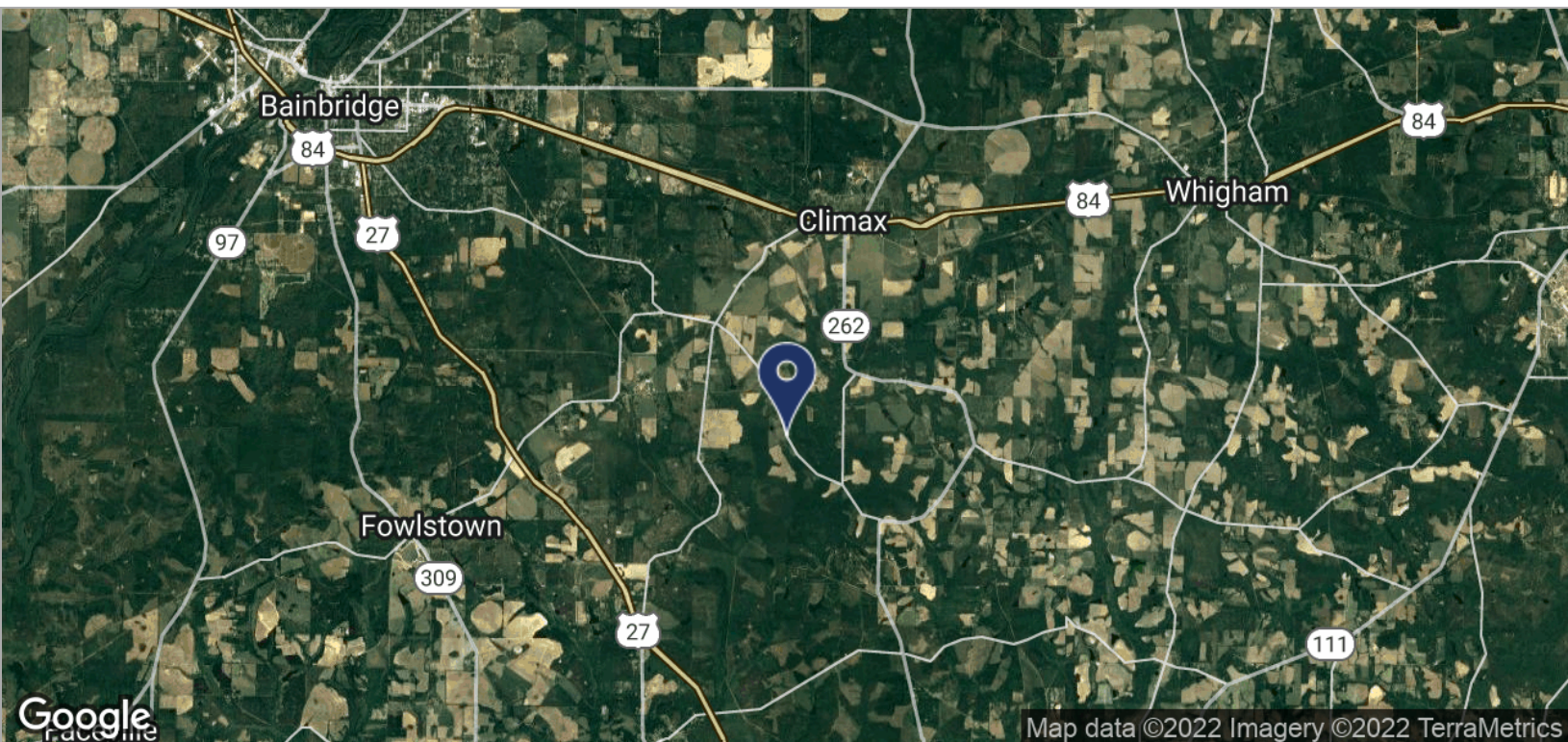




LOCATION MAPS

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