

SUMMER BREEZE ISLAND

0 LAKE WORTH ISLAND, ALBANY GEORGIA
NON-DEVELOPED



\$2,750,000

**14 Acres High Ground Private Island for Sale
TAKING OFFERS**

BY OWNER, ECUMENICAL DEVELOPMENTS, INC

SINCE 1965



IMAGINE YOUR OWN PRIVATE ISLAND

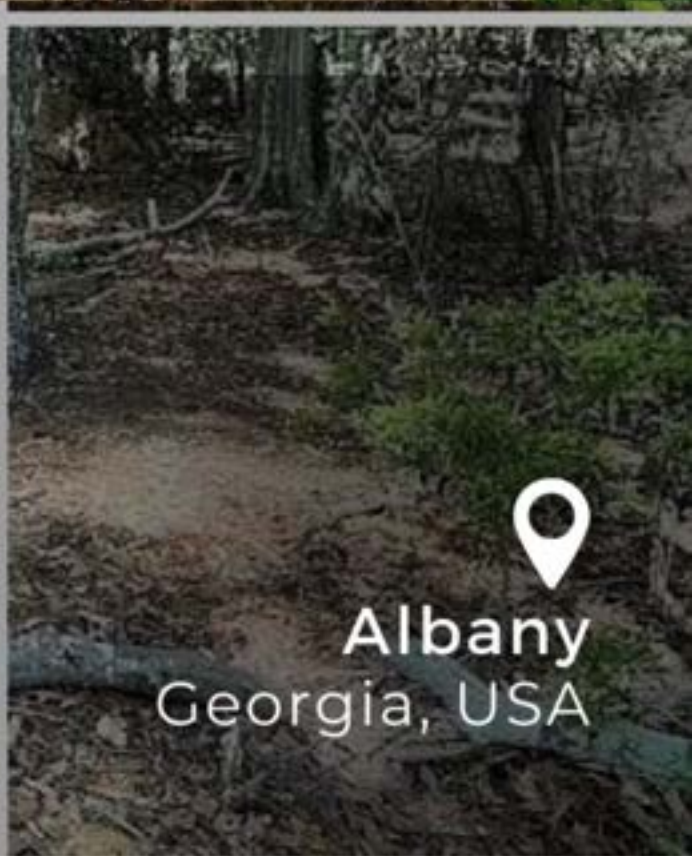
Welcome to Summer Breeze Isle – a breathtaking river island that seamlessly blends natural beauty with luxurious comfort. As you approach by boat, the first thing that captures your attention is the lush greenery that envelops the entire island. Tall, majestic trees with wide canopies sway gently in the breeze, creating a mesmerizing dance of leaves and dappled sunlight. These swinging trees give the island a magical atmosphere, making it a haven for relaxation and tranquility.

At the heart of the Island – there is Spaciousness to construct your own Dream compound consisting of homes with a Heliport/Boat House/Guest House with Dock and Pool House with organic Gardens.....Build whatever your Heart desires within this Private Oasis..... (Building Plans and 5-star Construction Companies located near the Island). Security Caretaker Available, if needed 24/7.....No HOA.



SUMMER BREEZE HIGHLIGHTS

- Island Location: 2 hours from Atlanta Georgia & 4.5 hours from Orlando, FL
- High and Dry Island property with previously dredged boat docking inlet
- 360 Degrees Waterview for your access to water sports 24/7
- Vibrant fishing and marine life teeming throughout the area
- Private Deed with Easement and additional public boat launch/docking nearby
- Only 15 minutes from Restaurants, Shopping and Medical Facilities
- Existing electricity and old log cabin foundation with septic tank/sewer system
- No ozone or air particle pollution.
- Only 2 Owners within a 100-year span
- Rare opportunity to own an island of documented virgin land
- Organic soil, quiet, secure and undisturbed for over 100 years



Albany
Georgia, USA

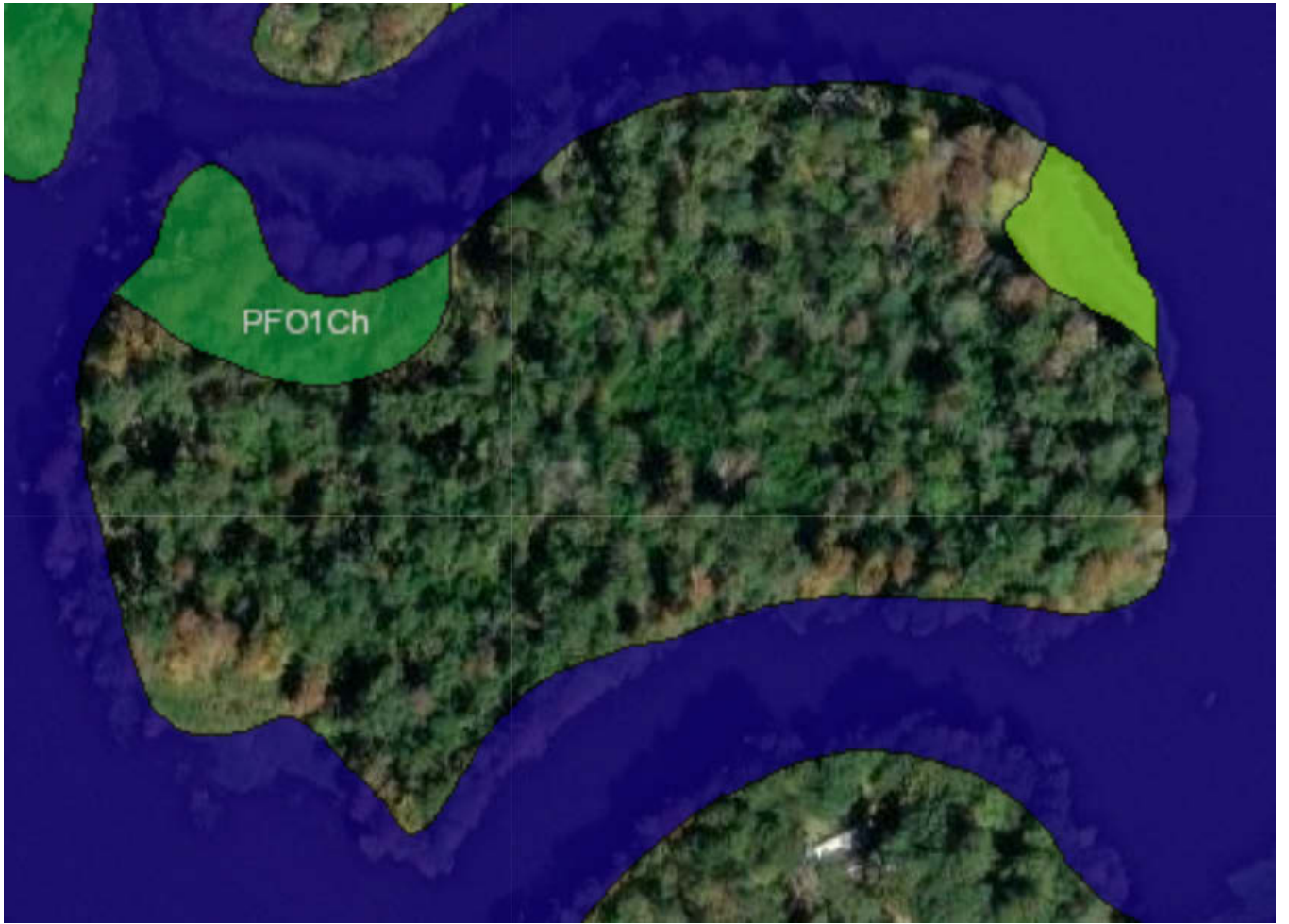
HISTORY OF THE ISLAND

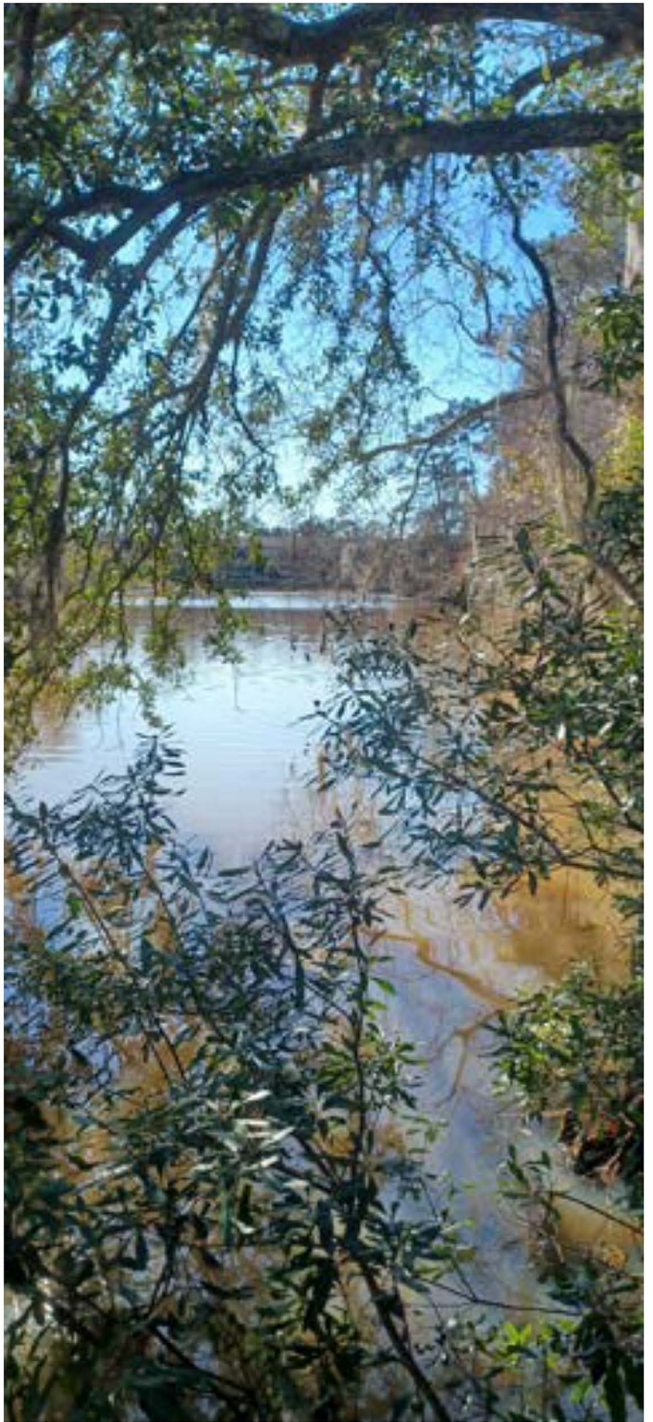
The first inhabitants of the Albany area were the Creek Indians who called their home the riverbank “Thronateesha” which means the place where flint is picked up. The river flowing through Albany is called the Flint River. Our island is located on Lake Chehaw waterway, which has a vibrant fishing and marine life.

The Creek Indians, along with other southeastern tribes such as the Choctaws and Cherokees, are descended from the peoples of the Mississippian period (AD 800-1500). In the 16th century, the arrival of European settlers brought epidemics, violence and unrest to the southeast United States, resulting in a scattering of the region’s indigenous peoples.

Our Summer Breeze Island remains intact with fertile land growth untouched and Privately owned for hundreds of years. Rare with 14 buildable acres: Zoned R4, residential structures and can be Rezoned for commercial use per County approval if needed.

TAKING ALL SERIOUS OFFERS





CLEARING THE PATH











General Information

Angling prospects are compiled by fisheries biologists and are based on sampling efforts of the Georgia Department of Natural Resources (DNR), knowledge of past fishing trends, angling experience and information provided by anglers and marina owners. For more information contact the Wildlife Resources Division, Albany Fisheries office: ph. 229-430-4256.

Parks and Recreation

Cleve Cox Landing - Boat ramp and fishing pier

Chromartie Landing - Boat ramp and fishing pier

GPC Recreation Area - Boat ramp, picnic table, fishing pier, handicap access, restrooms and bank fishing

Lake Worth Recreation Area - Located on the west side of the Flint River Dam in Albany, Georgia is the Lake Worth Recreation Area. Due to its location in a heavily populated area, Georgia Power has recently made significant improvements to the park. Facilities include a large picnic pavilion and several picnic areas, a boat ramp, restrooms, ample parking, and two fishing piers. One of the fishing piers is located on the Muckafoonee Creek and the other is below the Flint River dam on the tailrace.

Boat Ramps

Info on Georgia Power-operated boat ramps can be found using the contact information below.

Best Fishing Bets

Shoal Bass, Largemouth Bass, Catfish, Crappie, and Hybrid and Striped Bass

Shoal Bass - The average shoal bass will weigh 1-2 pounds, though fish up to 6 pounds are occasionally caught.

Technique - Lures that imitate crayfish (a favorite food of shoal bass), plastic twitch baits and topwater plugs.

Target - Look to the fast-water shoal areas of the Flint River for these hard-fighting fish. Also look to the tailrace below the dam as shoal bass, among other species, congregate there at various times throughout the year and are usually present during the spring months.



Catfish - Channel catfishing probably provides the most consistent action on Lake Chehaw. Average channel cats will weigh 1-2 pounds, while average flatheads will weigh 5-8 pounds.

Technique - Use live bait (bluegill or shad) for flatheads. For channel cats, use a variety of baits, such as large worms, chicken livers and shad or mullet guts.

Target flatheads along old creek and river channel drop-offs and near deeper holes in the Flint River arm and the two creek arms. Fish shallow water coves and flats near deeper water during the spring and fall for channel cats. Channel catfish can be located throughout the summer in deeper holes in the river channels up the two creek arms and the Flint River arm. Also, channel cats congregate in the tailrace below the dam at different times throughout the year.

Crappie - While Chehaw doesn't boast a large crappie population, anglers can catch modest numbers, especially during spring spawning.

Technique - Minnows and small jigs fished 5-12 feet.

Target areas around creek mouths and around any visible cover, such as old stumps or fallen trees. Many submerged stumps and much standing timber is located in the main reservoir basin.

Bream fishing on Chehaw includes bluegill and redear sunfish. Bluegill will be relatively small, averaging 5-7 inches, and the average redear will be 6-8 inches.

Technique - Red wigglers usually work best for redear sunfish and crickets generally for bluegill, although both baits can catch either fish. Some anglers fish with small jigs worked slowly under bobbers.

Target - Shallow flats and sloughs adjacent to deeper water are often productive bream spots. The slough just upstream of Cleve Cox boat ramp (located at the Highway 91 crossing) and the sloughs above and below the confluence of the Kinchafoonee and Muckalee Creeks can be productive, though bream are found throughout the reservoir. Redear fishing usually is best from late April through June, and bluegill fishing is usually best from June through September.

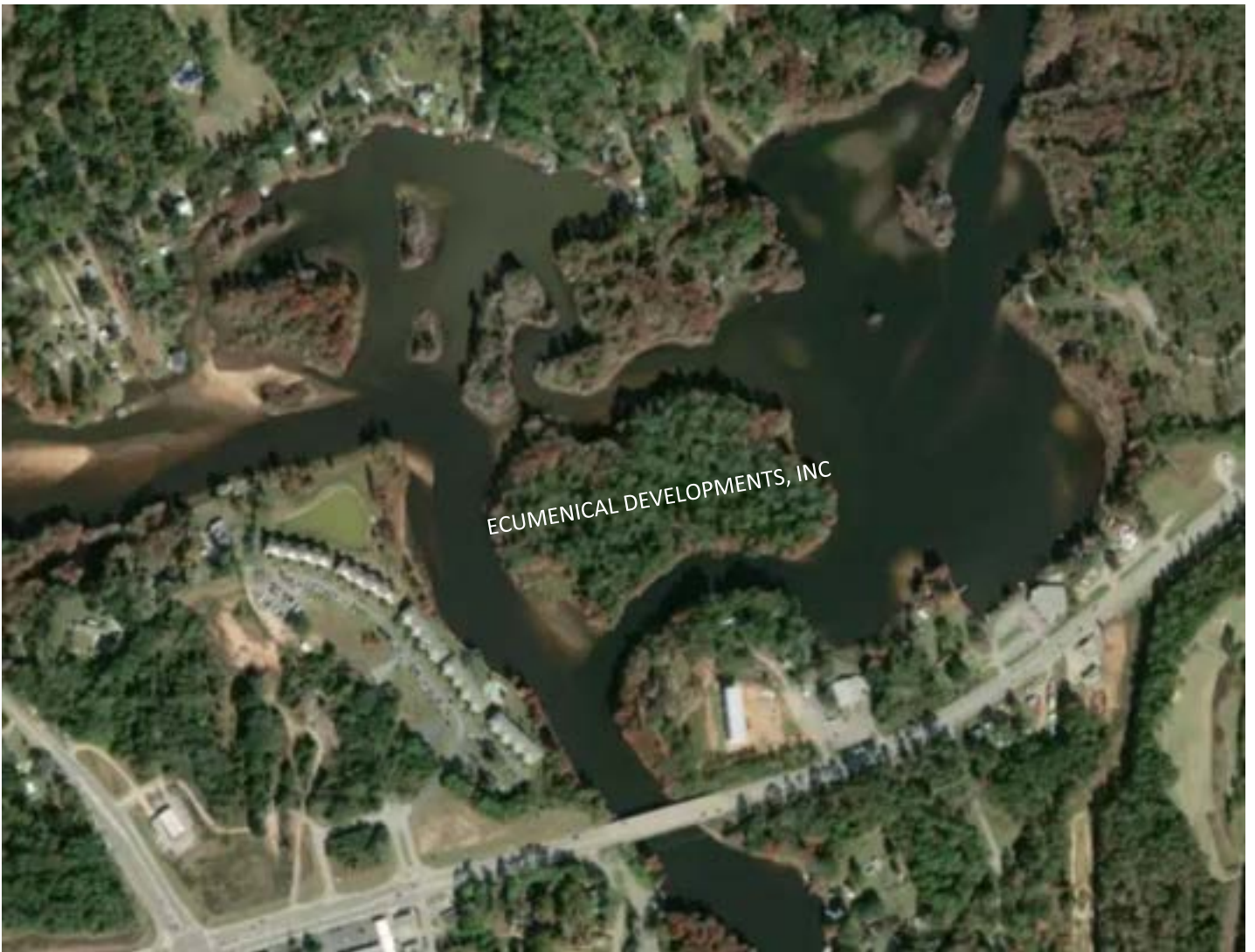
Hybrid and Stripe Bass - In addition to flathead catfish, stripers provide the best chance at a trophy catch. Anglers annually catch striped bass at 20-plus pounds. Most fishing success occurs during the spring and in Blackshear and Lake Chehaw tailraces. Although not stocked with hybrids or known for good hybrid fishing, enough fish escape from upstream Lake Blackshear to provide opportunities for the occasional 2-3 pound hybrid in Chehaw.

Technique - For spring fishing in the tailraces, live bait (primarily shad), bucktails, and large crankbaits and topwater lures work well. The trick is being there when the fish are there and feeding. Striped bass or hybrid striped bass can be difficult to target in the summer, but expected to find them mostly in the lower end of the Flint River arm, between the main dam and Cromartie Beach.

Target - Fish Albany and Blackshear tailraces from late March through May for the occasional striped bass or hybrid striped bass



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