

# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**5859 LAKE SINCLAIR DRIVE**  
**HANCOCK COUNTY, GA**  
**\$325,000**



OFFICE (478) 382-2880 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 5859 LAKE SINCLAIR DRIVE

## PROPERTY PROFILE

### LOCATION:

- 5859 Lake Sinclair Drive  
Sparta, GA 31087
- Hancock County
- Walking Distance  
to Public Boat Ramp
- 18.2± Miles N of Milledgeville
- 21.8± Miles W of Sparta
- 40± Miles SE of Eatonton

### COORDINATES:

- 32.22358, -83.24443

### TAX INFORMATION:

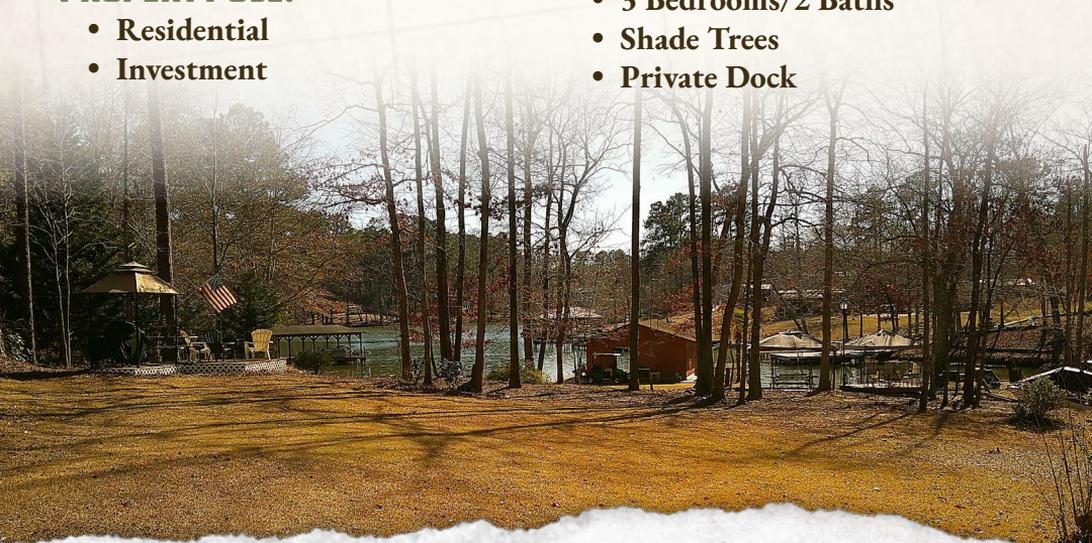
- \$673.72

### PROPERTY INFORMATION:

- 0.85± Acre Waterfront Lot
- 1996 Double Wide Home
- 3 Bedrooms/2 Baths
- Shade Trees
- Private Dock

### PROPERTY USE:

- Residential
- Investment



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**HUNTER BARGERON**

LAND SPECIALIST

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125 Pine Brook Drive - Rocky Face, GA 30740

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO 5859 LAKE SINCLAIR DRIVE

WELCOME HOME TO 5859 LANE SINCLAIR DRIVE, WHERE STUNNING LAKE VIEWS AWAIT! The Hancock County home is located on a spacious 0.85± acre waterfront lot on Lake Sinclair, approximately 18 miles north of Milledgeville, Georgia.

An updated, 1996 double-wide home offers three bedrooms and two baths with a new roof and new vinyl siding. Relax in the expansive backyard, where there is plenty of room for outdoor activities such as grilling, backyard football, or enjoying a sunset over the lake. The yard boasts plenty of shade trees, which will come in handy while grilling and enjoying time with family on the back deck. This property includes a private dock in a quiet cove, and you will be within walking distance of a public boat ramp.

To schedule a private tour of this lakefront home, contact **Hunter Bergeron** today and experience #TheSmallTownWay!



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HANCOCK COUNTY, GEORGIA



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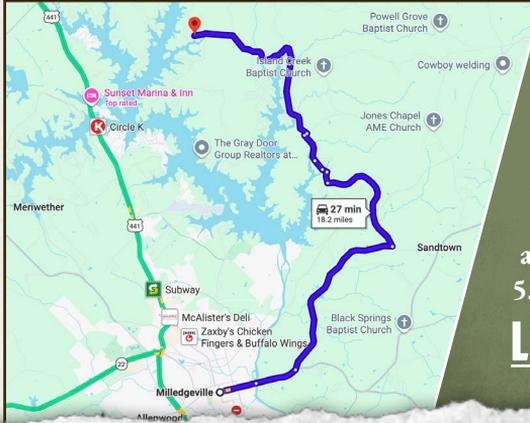
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**Directions From Milledgeville, GA:**  
 Travel 2.2 miles on E Hancock Street/  
 GA-24 E. Turn left on Lake Laurel  
 Road NE and continue 5.1 miles. Turn  
 left on Gumm Cemetery Road NE and  
 proceed 3.4 miles. Turn right to continue  
 on the same road and in 0.3 miles, turn  
 left on Lands Drive. Continue 1.3 miles  
 and turn left on Lake Sinclair Drive. Travel  
 5.8 miles to the property on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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