

For Sale

11 ACRES

Lot 4 – Sweetbriar Subdivision

1051 Sweetbriar Trace

Morgan County, GA



Presented by:

Kyle Ward

Licensed Broker GA - SC

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

Lot 4 – Sweetbriar Subdivision

LOCATION:	Located in North Morgan County, GA. Approximately 8 Miles north of Madison, GA, 10 miles south of Watkinsville, GA, and 16 miles south of Athens, GA.
HIGHEST AND BEST USE:	Waterfront residential building lot / mini-farm.
REMARKS:	<p>11 Acres located in desirable Morgan County</p> <p>Convenient to Madison, Watkinsville, and Athens</p> <p>1,170'+- paved road frontage with black board fencing</p> <p>1,300'+- Frontage on a 3+- acre shared lake</p> <p>Dock in place on pond</p> <p>12x24 waterfront screened pavilion, with 6x24 open porch</p> <p>White sand beach area in front of pavilion</p> <p>Fire pit</p> <p>24x24 barn with lean-to</p> <p>Well kept pasture</p> <p>Multiple great building locations</p> <p>Morgan County Schools</p> <p>Protective covenants and restrictions</p>

Asking Price:	\$165,000
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LEGAL

Legal from deed and Plat

FOR INFORMATION ONLY:

Current Address: 1051 Sweetbriar Trace

Map/Parcel No: 015/057

LEGAL DESCRIPTION:

All of that certain lot or parcel of land, together with any improvements located thereon situate, lying and being located in Land Lot 191 of the 5th Land District, Askew (399th) District, G.M., Morgan County, Georgia, containing ELEVEN AND NO/100THS (11.00) ACRES, more or less, and being more particularly described as Lot 4 of the Sweetbriar Subdivision on that certain plat of survey prepared by Robert V. Baldwin, R.L.S., dated February 28, 2000, of record in Plat Book 26, at page 77, Clerk's Office, Morgan County Superior Court, said plat being incorporated herein and made a part hereof by reference.



AERIAL

Google Earth

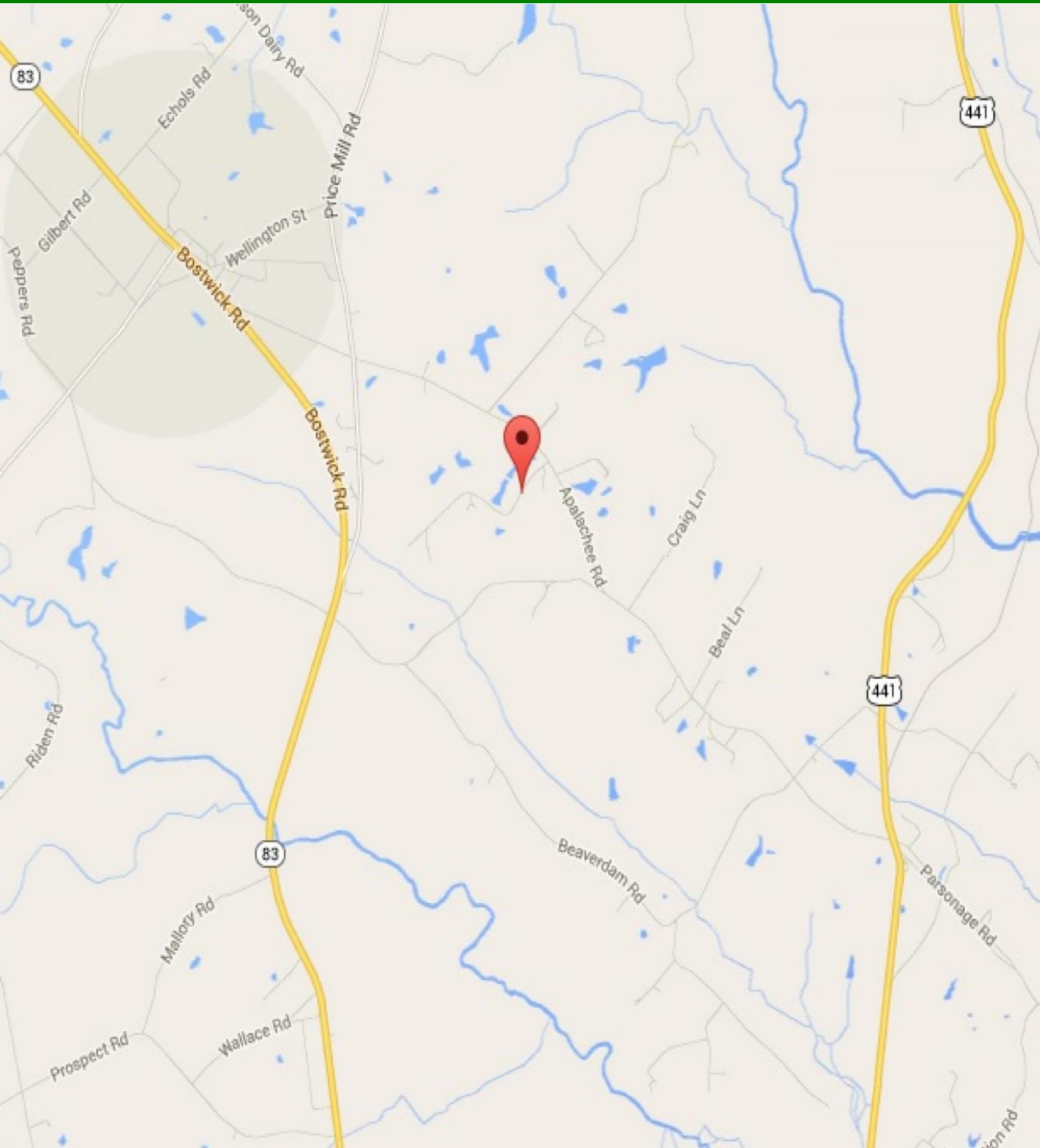


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MAP

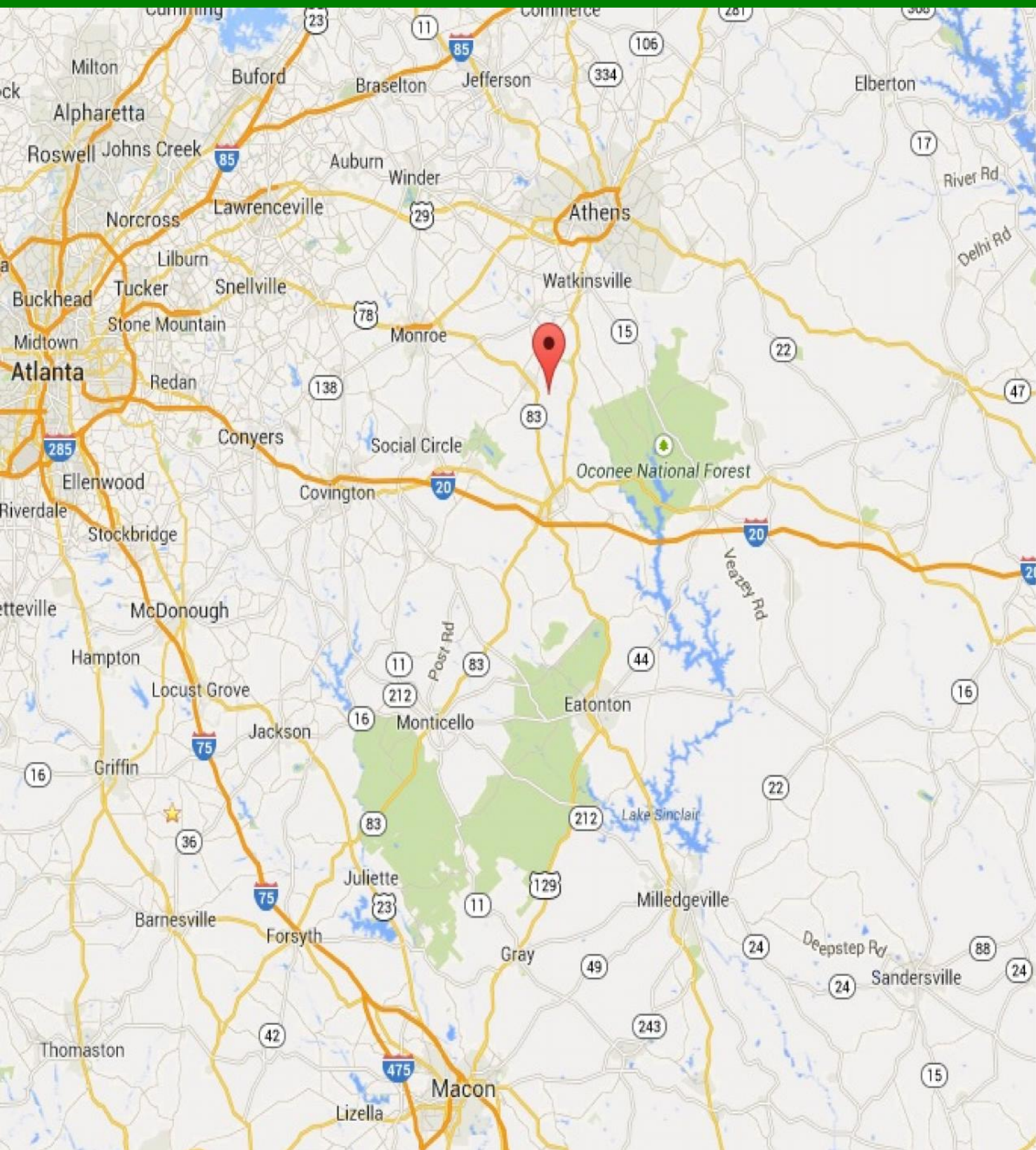
MAP- LOCAL



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MAP FAR



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PICTURES



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