

# Carnesville CBD

Southern  
Land Exchange



**Thomas Verner**  
*Agent*

1551 Jennings Mill Road  
Suite 1400 A  
Bogart, GA 30622

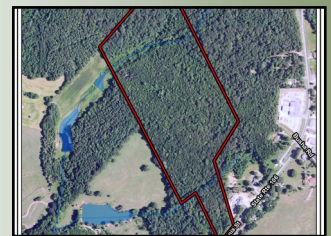
Phone: 706.549.5050  
Mobile: 706.540.4912  
Fax: 706.549.8909  
Email:  
tverner@southernlandexchange.com

Offered for \$69,900



6.26 Acres | Lavonia Road | Franklin County, GA | 30521

- Perfect Location
- Creek
- Mature Hardwoods



The entire property has mature hardwood trees and would make a great location to build your private retreat or operate your business with access to all utilities, including sewer. This 6.26 acre Tract 1A as shown on the survey, is located on Highway 59 and zoned CBD for commercial use. It can be purchased for \$69,900 with the understanding that 4.26 acres on the back side will be placed under a permanent conservation easement prior to closing which leaves 2 buildable acres on the Lavonia Highway. The remaining 64.924 acre Tract 1 can be purchased for \$139,900 and a permanent conservation easement already exists on 60.924 acres of Tract 1; however, two - 2 acre building lots were left out of the easement for future construction of a home or business. The entire 71.184 acres can be purchased for \$199,999 with the understanding above concerning the 4.26 acres to be placed under a conservation easement prior to closing.

[www.SouthernLandExchange.com](http://www.SouthernLandExchange.com)