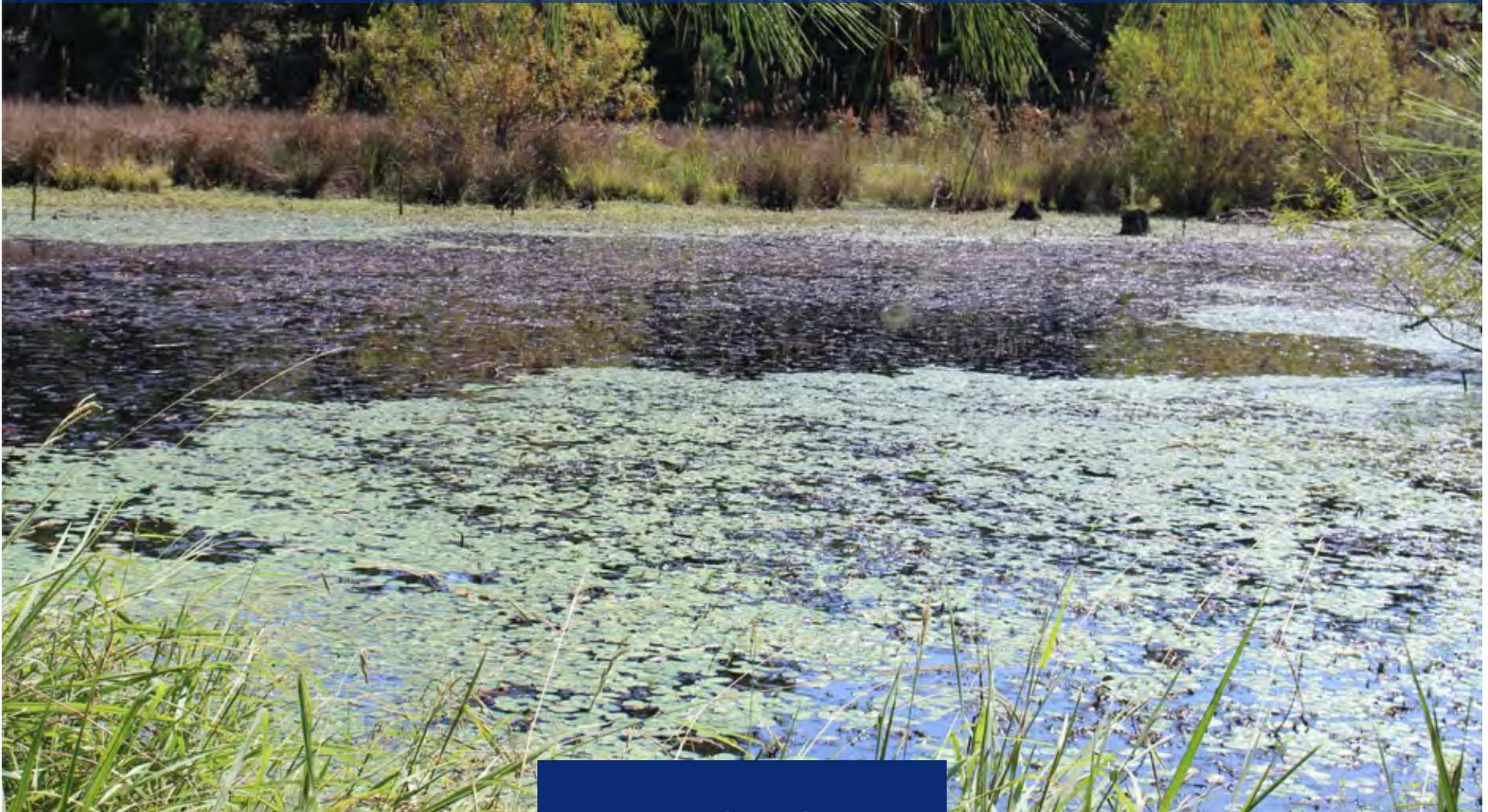


FOR SALE

60 ACRES IN THOMSON, GA

Wheless Drive, Thomson, GA 30824



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA



OFFERING SUMMARY

Sale Price:	\$190,000
Lot Size:	60 Acres
Price / Acre:	\$3,167
Zoning:	R1

PROPERTY HIGHLIGHTS

- Pond.
- Natural hardwoods.
- Natural Pines.
- Deer.
- Pole Barn.

PROPERTY OVERVIEW

Nestled just outside of Thomson, GA, this 60 acre track is the perfect getaway retreat. Sitting 10 minutes outside the heart of Thomson, Wheless Drive Retreat is a must see for anyone looking for a recreational spot. With the pond ready for great fishing, hunting and recreation to the natural oaks and pines, it has a lot to offer. Power and water are available on the property as well as some fencing. There is a pole barn up with a camper and John Deere tractor as well. The property is being sold as is so everything there comes with the place.

The property has a lot of potential and just needs some TLC and time. If you are looking for a nice sized hunting or recreational piece, this might just be the one for you. Please call or text me today to set up a showing! Don't miss out on this little gem.

LOCATION OVERVIEW

Wheless Drive, Thomson Ga.

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA



Google

Map data ©2020 Imagery ©2020 Maxar Technologies, USDA Farm Service Agency

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

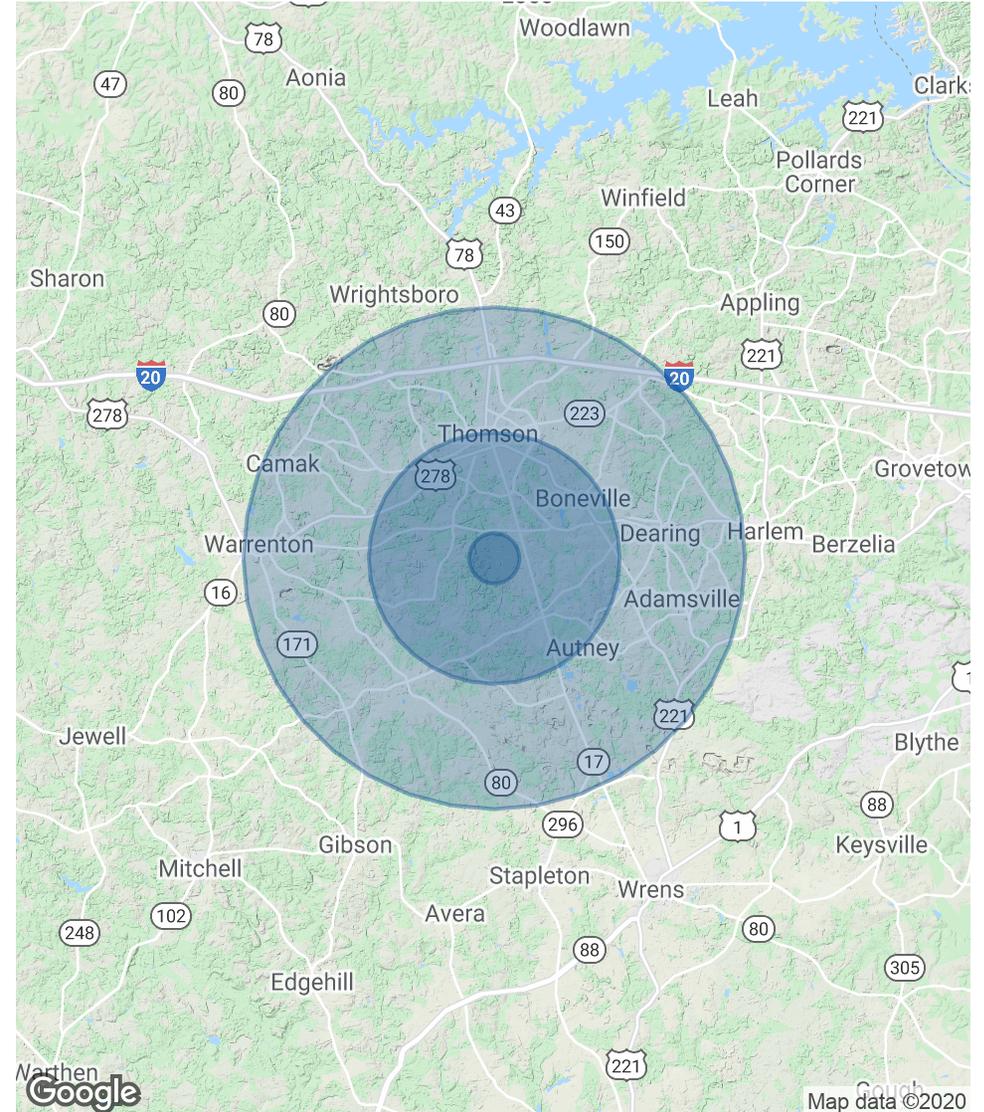
FOR SALE

60 ACRES IN THOMSON, GA

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	409	8,705	26,651
Average age	29.2	31.5	36.2
Average age (Male)	26.4	29.6	35.0
Average age (Female)	33.1	34.5	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	143	3,099	9,988
# of persons per HH	2.9	2.8	2.7
Average HH income	\$41,393	\$41,643	\$42,455
Average house value		\$103,304	\$111,878

* Demographic data derived from 2010 US Census



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

60 ACRES IN THOMSON, GA

COLE TOWNSEND



PROFESSIONAL BACKGROUND

Cole was raised in the North Georgia area in the great city of Dalton. He went to college at Georgia Southern University. After completing his undergrad in the Parker School of Business he moved to Waynesboro, Ga to begin his real estate career. Now experienced with small & large acreage tracts he moved to Augusta in 2019 and continued to work and learn about the real estate market around him. Cole accepted an agent role with Meybohm Commercial in 2020. He enjoys golf, fishing and anything outdoors with his family and friends in his free time.

T 706.736.0700 x2220
ctownsend@meybohm.com
GA #387056
SC #108694

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220