

1331 Bell Road



Offered for \$199,833



+/- 2.66 Acres | 1331 Bell Road | Oconee County, GA | 30677

Presenting Bell Road Tract, a large acreage property available for purchase in Watkinsville, GA. Subject property is +/- 45 acres of AG zoned land consisting of mixed pines and hardwoods. Are you looking for property to build your custom home or family estate? With the potential for multiple driveways of Bell Road and the benefit of level terrain, this property is worth looking at. Are you a builder or developer? Under the current zoning, this tract would allow for minimum 5 acre lots, the perfect size for estate lots, and an attractive size for that individual or family looking to build a custom home. Situated near the intersection of Bell Road and University Parkway and conveniently located between Watkinsville and Bogart, Bell Road Tract is less than a mile from HWY 78, and 3 miles from Epps Bridge Parkway.

Travis Ebbert

Listing Agent

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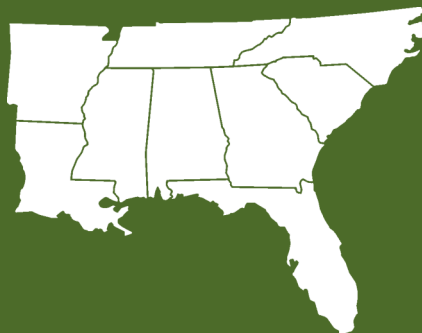
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**Southern
Land Exchange**