

Rattle Trap Tract



Offered for \$1,466,325



+/- 195.51 Acres | 3750 Greensboro Hwy | Oconee County, GA | 30677

Southern Land Exchange is proud to present a unique large acreage offering in Banks County. Rattle Trap Tract is 195.51 acres located on McDonald Cir. The property fronts two roads, over 900ft of paved frontage on McDonald Cir. and nearly 2,500ft of dirt frontage on Rattle Trap Rd. Conveniently located 3.5 miles from Tanger Outlets as well as local dining and 7 miles to the City of Commerce. At only 1.3 miles to HWY 441 and 2.6 miles to I-85, access to the interstate is a very short commute. Enjoy fishing for catfish, bass and crappie at the 285-acre Reservoir 51, less than 3 miles away. Rattle Trap Tract is a mostly wooded tract covered with beautiful mature hardwoods and complimented by an amazing 9-acre dove field. The property is a long deep tract with a nice gentle slope towards the rear of the property. Over a mile of internal roads will take you through the property from top to bottom, eventually landing you at the 2-acre duck pond at the far southern end of the property.

Travis Ebbert

Listing Agent

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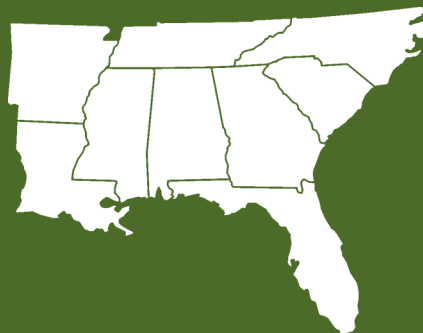
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