

Bishop Woodlands Tract A



Offered for \$348,000



+/- 12 Acres | 5260 Macon Hwy | Oconee County, GA | 30621

Southern Land Exchange is proud to present Bishop Woodlands Tract A, a 12-acre all wooded, A-1 zoned property located in Bishop, GA. Quality acreage in Oconee is in high demand, and for good reason! With 5-acre estate lots asking over \$40K per acre in Bishop & 20-acre estate tracts selling for \$30K per acre in parts of the County, Bishop Woodlands Tract A is reasonably priced at \$22,500 per acre. Not only is this property competitively priced, but it boasts some impressive attributes that will incentivize buyers even more. Let's start with the lay of the land. The tract is mostly level with a gentle slope towards the back boundary line. In other words, the overall topography doesn't get much better. The tract consists of a mixture of mature pines and hardwoods, approx. a 60/40 split. The beautiful mature timber adds intrinsic and aesthetic value to the property. Did I mention home-sites galore?! There's substantial buildable acreage for your own private estate with the option to build far off the road, completely secluded and away from any road noise. There is a more than sufficient 400ft of frontage on HWY 441/Macon HWY. The other attributes include an established interior road system, convenient location half a mile from Bishop & 1.5 miles from Watkinsville, OCHS & OCMS, and more. For more information or to set up a showing, contact Travis Ebbert at 706-614-8840.

Travis Ebbert

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

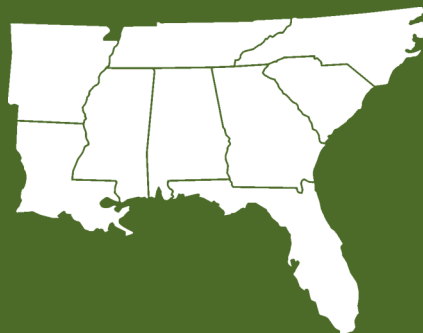
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