

LAND FOR SALE



+/- 51.56 ACRES

Ivie Road,
Social Circle, Georgia
Walton County

LIST PRICE: \$877,000 (Shown by Appointment Only)

CONTACT INFORMATION:

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Certified Commercial Investment Member

316 North Broad Street
Monroe, GA 30655



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SUMMARY DESCRIPTION OF PROPERTY

Property Description: A ± 51.56-acre tract of land
Address: Ivie Road,
Social Circle, Georgia 30025

Legal Description: Land Lot 22 of the 1st
District, Walton County,
Georgia. Shown as Tract #4 in
Plat Book 114 - Page 148.
Described in Deed Book 4756 -
Page 274.

Tax Parcel Number: C1420024E00

Land Area- ± 51.56 acres

Zoning: A-1, rural estate (WP2)

Utilities: Electric service

Schools:

Elementary School: Harmony
Middle School: Carver
High School: Monroe Area

PROPERTY OVERVIEW

This listing consists of a (+/-) 51.56-acre tract of land zoned A-1, rural estate, and is located in the southeast section of Walton County (+/-) 4 miles northeast of the city of Social Circle and (+/-) 7 miles south of the city of Monroe.

The site contains (+/-) 507.63 linear feet of road frontage along the west side of Ivie Road which is a 2-lane, asphalt paved, county-maintained right-of-way. The tract has a topography best described as moderately rolling, and the bulk of the tract is open area that contains areas with young volunteer pine trees. A creek is situated on the rear (west section) of the tract, and the area surrounding the creek is heavily wooded with a mixture of natural growth hardwood and pine trees.

The surrounding 1-mile area is a residential/agricultural district that consists mostly of custom-built homes on acreage tracts and small farms. Major points of interest within the surrounding area include Hard Labor Creek Regional Reservoir, which is a 1,370-acre lake located (+/-) 1 mile southeast of the property, and Hard Labor Creek State Park, which is a 5,804-acre state park that offers a variety of outdoor recreational activities (golfing, boating, hiking, equestrian trails, swimming, camping, etc), and is located (+/-) 5 miles southeast of the property.

The subject road, Ivie Road, intersects Lipscomb Road approximately 400 linear feet south of the property and provides easy access to Georgia Highway 11 which is located (+/-) 1.5 miles west of the property. Georgia Highway 11 provides access to the city of Social Circle, the city of Monroe, and U.S. Interstate 20, which is located (+/-) 8 miles south of the property.

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PROPERTY PHOTOGRAPHS



Property along Ivie Road

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Property from Ivie Road

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East Section of Property

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Mid-Section of Property

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MID-WEST SECTION OF PROPERTY

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CREEK LOCATION ON WEST SECTION OF SITE

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PROPERTY WEST OF CREEK (NW SECTION OF SITE)

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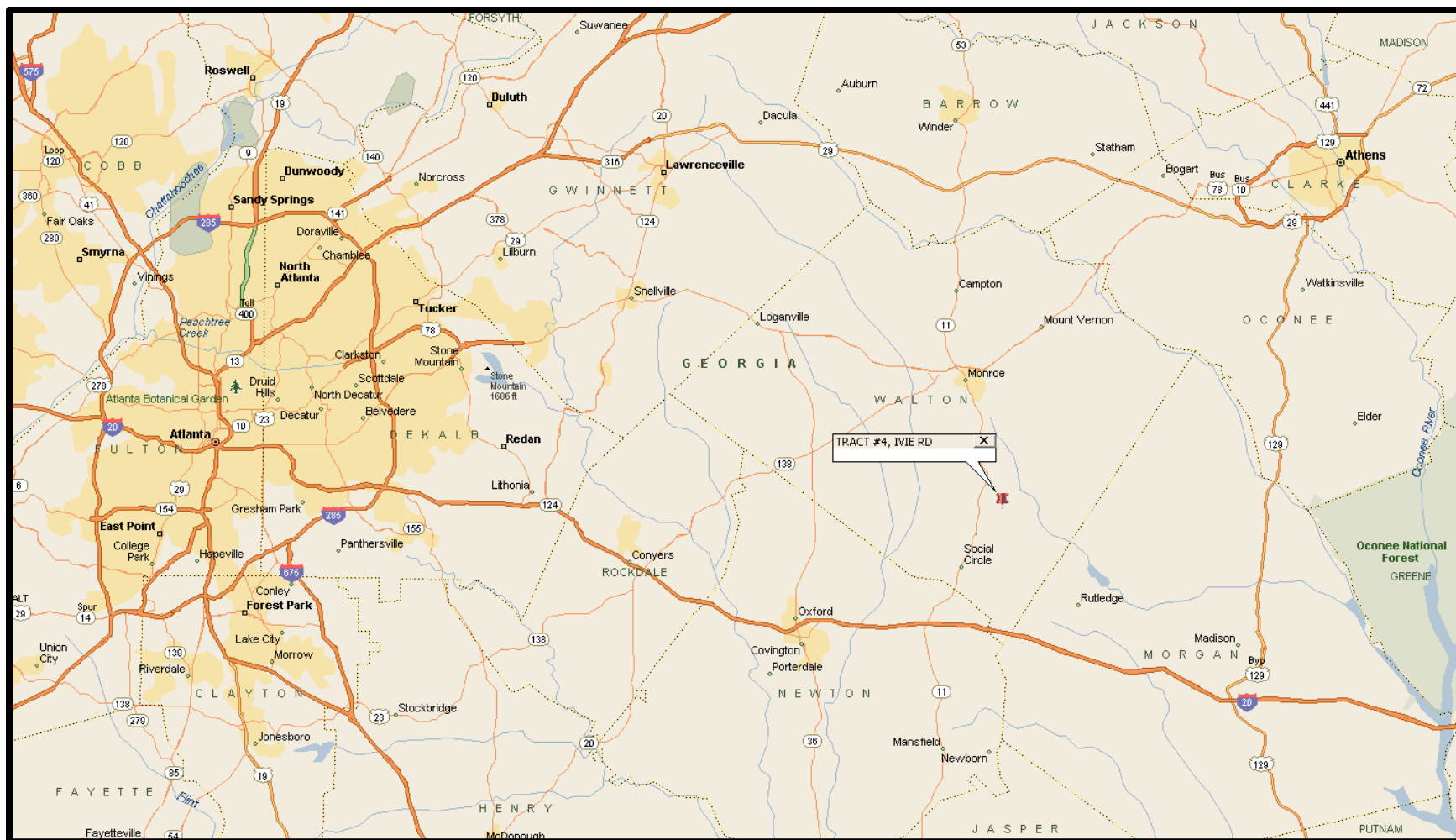
PROPERTY WEST OF CREEK (NW SECTION OF SITE)

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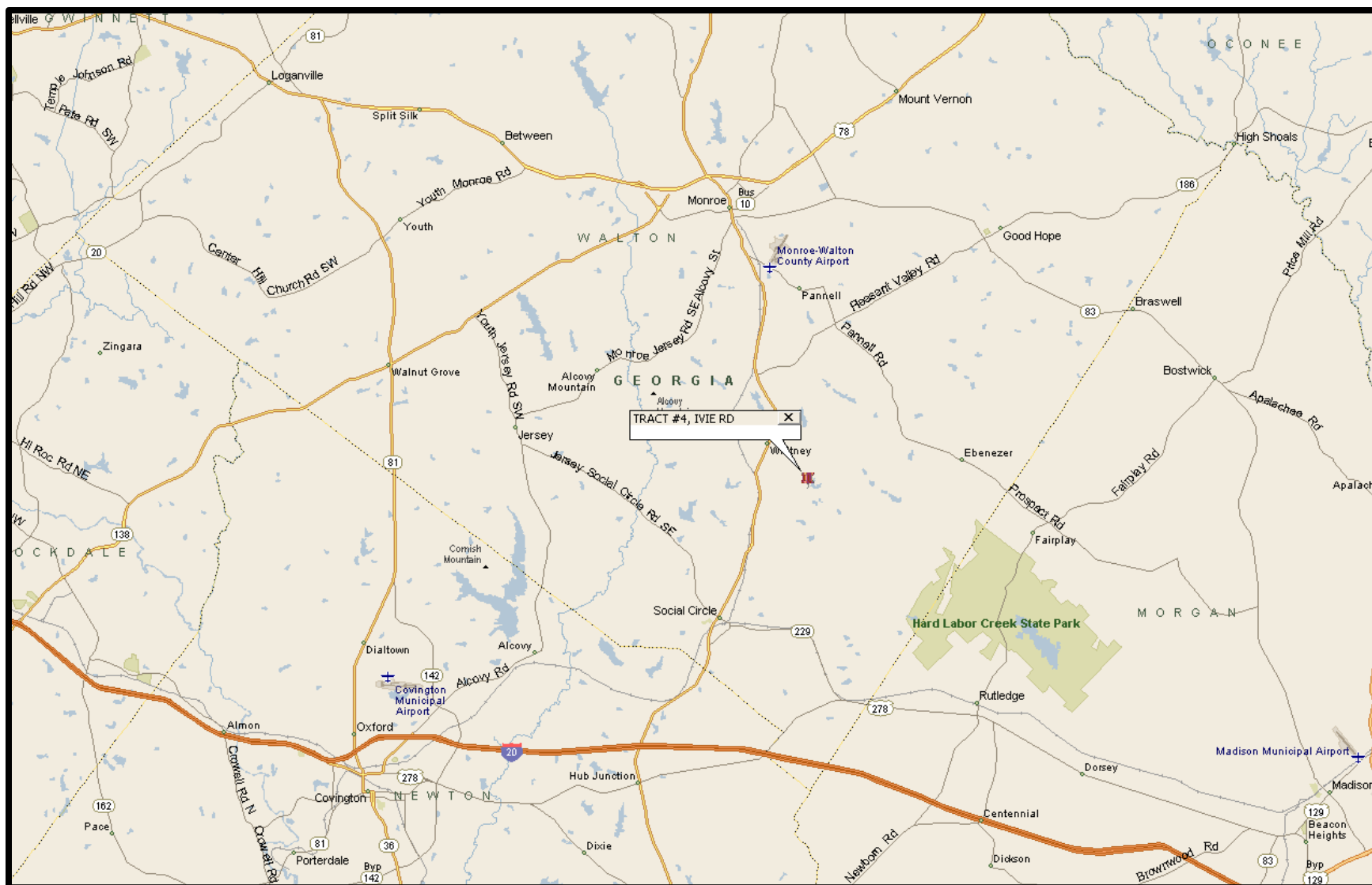
PROPERTY LOCATION MAPS



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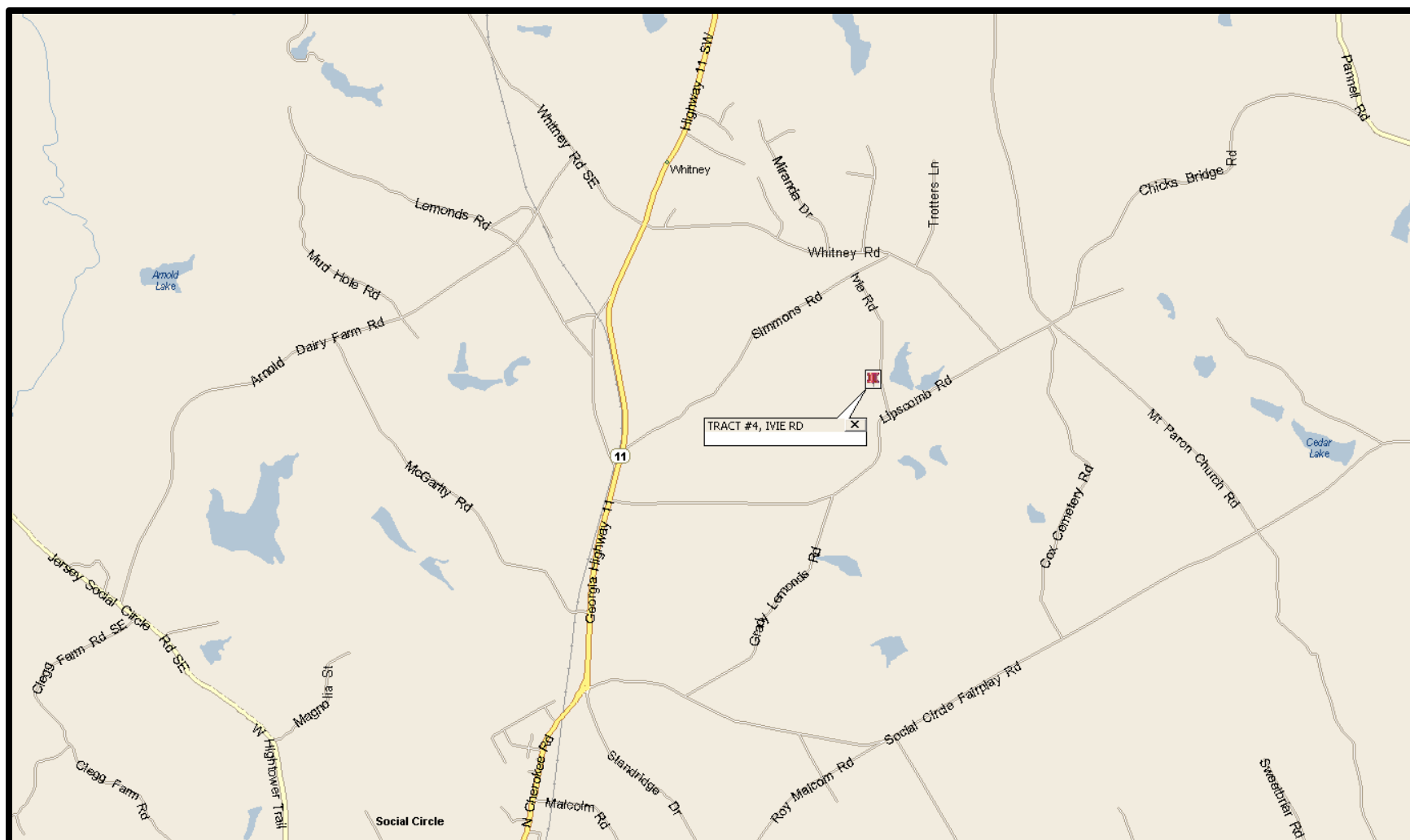
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PROPERTY TAX PLAT

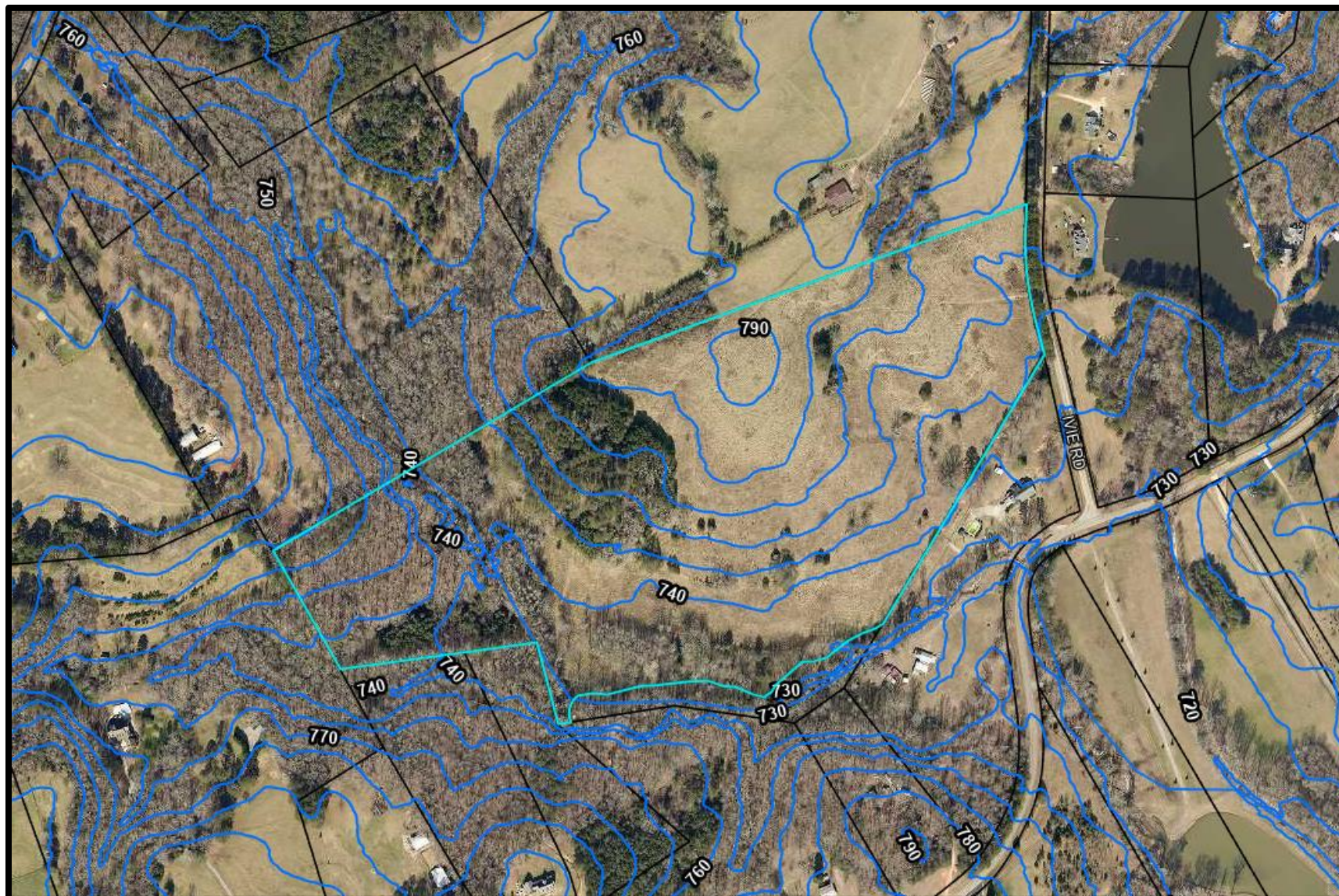


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TOPOGRAPHY MAP

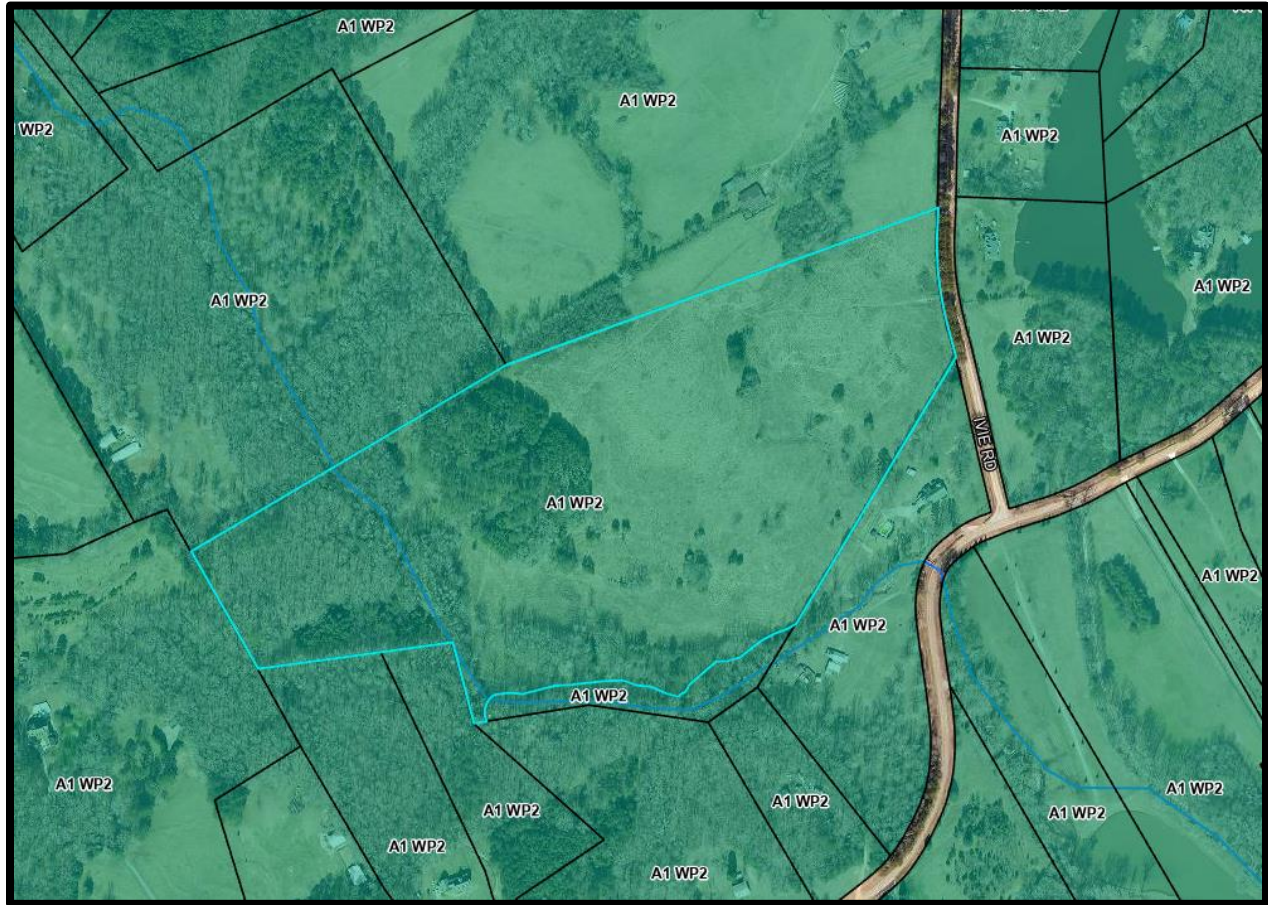


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ZONING MAP



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ZONING INFORMATION

3. Facility – Septic Tank and Public Water

Land Development District and Type of Dwelling	Minimum Lot Area (Square Feet)	Minimum Lot Size per Dwelling Unit (Square Feet)**	Minimum Lot Width (Feet)***	Maximum Impervious Surface (%)
A Agricultural	5 ac	5 ac	300	15
A1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	150	15
A2 Single-Family	65,340 (1.5 ac)	65,340 (1.5 ac)	150	15
R1 Single-Family	43,560 (1 ac)	43,560 (1 ac)	150	40
R2 Two-Family	43,560 (1 ac)	21,780 (0.5)	150	40
R3 Multi-Family	NA	NA	NA	NA
MHP	43,560 (1 ac)	43,560 (1 ac)	150	25
O-I	25,500	25,500	100	75
B1	25,500	25,500	100	75
B2	25,500	25,500	100	75
B3	25,500	25,500	100	75
M1	25,500	25,500	100	75
M2	25,500	25,500	100	75

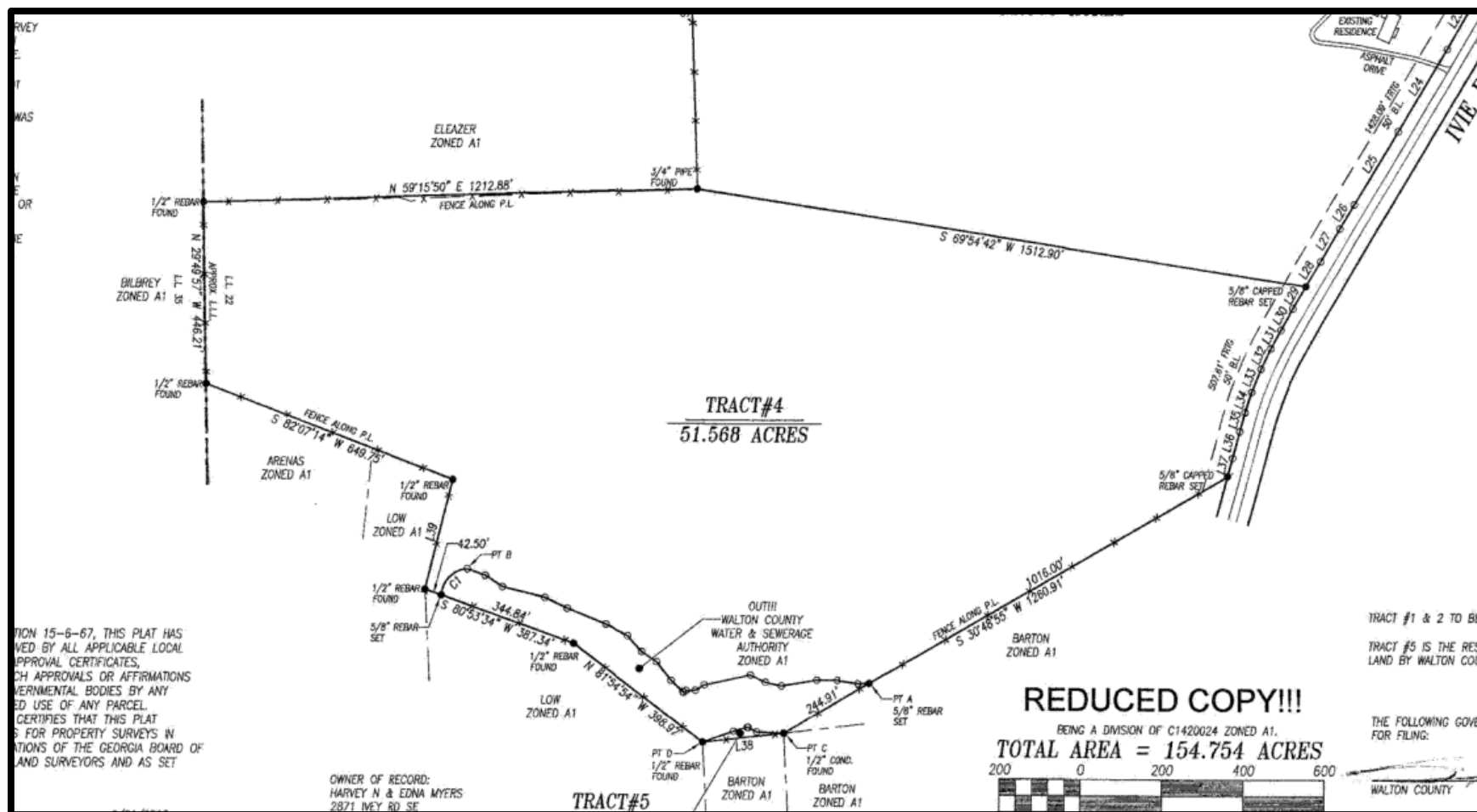
The W-P2 Watershed Protection Overlay District is comprised of all land areas within the Cornish Creek, Hard Labor Creek and Beaver dam Creek watershed basins, which have been officially designated for use as public water supplies. The W-P2 Watershed Protection District is shown on the Official Land Development Maps of Walton County, Georgia. In all cases, the watershed is defined by the ridgelines that separate the flow of storm water between the Cornish Creek, Hard Labor Creek and Beaver dam Creek watershed basins and all other watersheds. The actual boundary of W-P2 Watershed Protection Overlay District must therefore be determined on a property-by-property basis using the actual topography of each site.

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RECORDED PLAT



TRACT #4 (51.56 ACRES) SHOWN ABOVE

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