

LAND FOR SALE



+/- 73.97 ACRES

3905 Georgia Highway 138
Covington, Georgia
Walton County

LIST PRICE: \$1,250,000
(Shown by Appointment Only)

CONTACT INFORMATION:

Kevin Witcher, CCIM
Jackson Realty
Mobile Phone: 770-778-7188
Office Phone: 770-267-7557
Email: kwitcher14@yahoo.com



316 North Broad Street
Monroe, GA 30655



www.JacksonRealtySellsGA.com

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HIGHLIGHTS

- +/- 73.97 Acres
- Zoned A-1, rural estate
- East Walton County location
- Diverse terrain containing open, wooded areas, and a creek providing good aesthetic appeal
- Site characteristics that can support a variety of potential uses including the following:
 - Residential
 - Agricultural
 - Recreational
 - Commercial
- Previously utilized as an organic farm with existing infrastructure from the previous farming operation including the following:
 - A +/- 960-square-foot prior single-family dwelling (shell only)
 - Water irrigation wells
 - Framing for arch greenhouses
 - Storage/shed structures
 - Dirt/gravel service drive and woods-roads
 - Electric service lines
- County water available
- Walnut Grove school district

SUMMARY DESCRIPTION OF PROPERTY

Property Description: A \pm 73.97-acre tract of land

Address: 3905 Georgia Highway 138,
Covington, Georgia 30014

Legal Description: Land Lot 165 of the 4th
District, Walton County, GA.
Described in Deed Book 4927 -
Page 319. Identified as Tract
#1, Tract #2, and Tract #3 in
Plat Book 107 - Page 69

Tax Parcel Number: C0640060, C0640060A &
C0640060B

Land Area- \pm 73.97 acres

Zoning: A-1, rural estate

Utilities: Public water and electric
service

Buildings and site
improvements: A +/- 960-square foot prior
single-family dwelling unit
(shell only), water irrigation
wells, framing for arch
greenhouses, storage/shed
structures, dirt/gravel
service drive and woods-roads,
electric service lines

DIRECTIONS

From the intersection of Georgia Highway 138 and Georgia Highway 81 in the center of the city of Walnut Grove, Georgia, travel east along Georgia Highway 138 approximately 1.2 miles to the property which is located along the left or the north side of Georgia Highway 138.

Kevin Witcher (770-778-7188)

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HIGHLIGHTS

+/- 73.97 ACRES, GA Highway 138, Covington, Walton County, Georgia

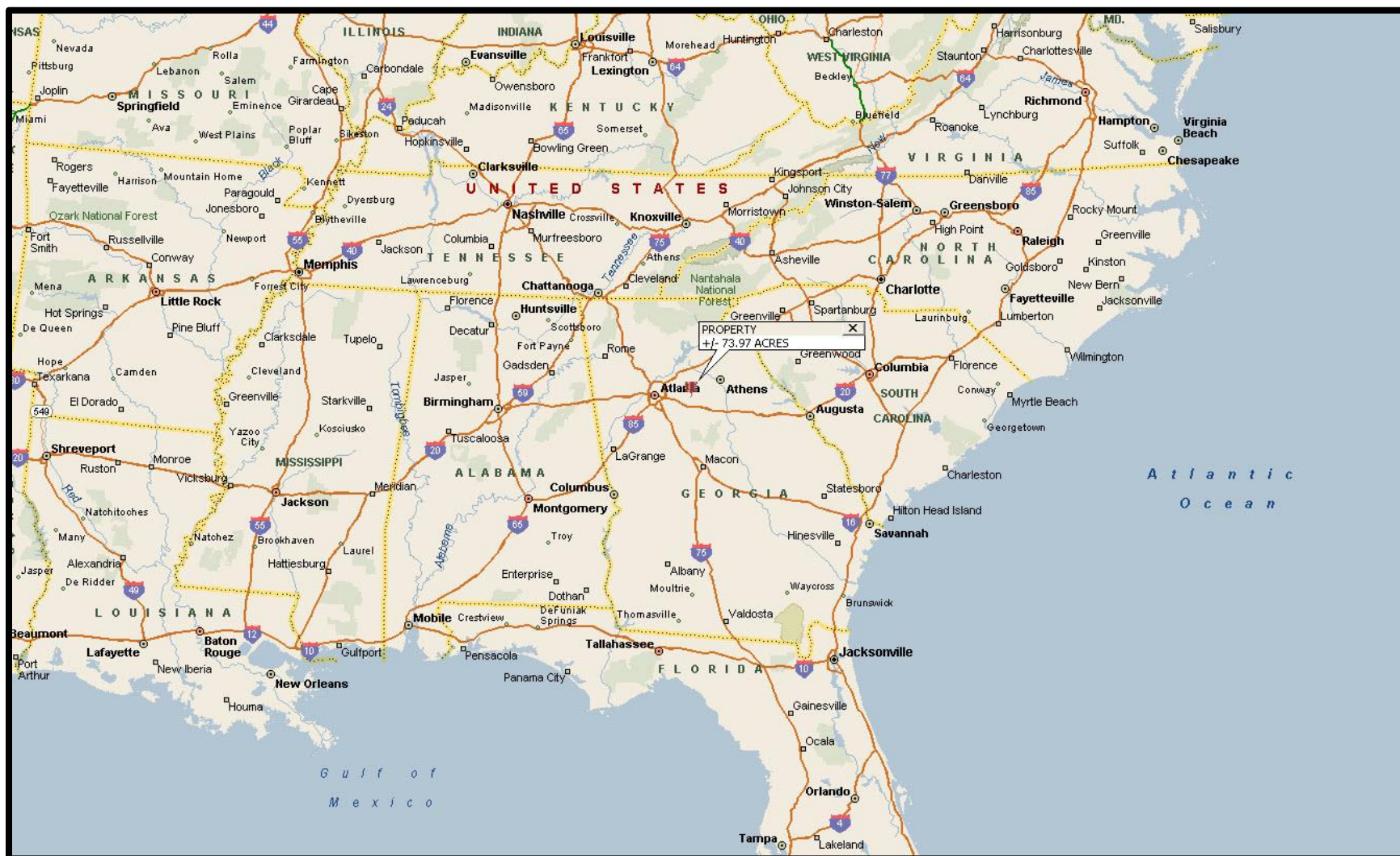
This listing consists of a (+/-) 73.97-acre tract of land zoned A-1, rural estate, located along the north side of Georgia Highway 138 just east of the city of Walnut Grove and approximately 1.2 miles east of the intersection of Georgia Highway 138 and Georgia Highway 81 in the southwest section of Walton County, Georgia. The tract contains (+/-) 955 linear feet of road frontage and a 1-lane gravel drive-way along the north side of Georgia Highway 138. The property is located approximately 7 miles southeast of the city of Loganville, 7 miles southwest of the city of Monroe, 11 miles northeast of the city of Covington, and 32 miles east of downtown Atlanta, Georgia. The tract has a diverse terrain that will support a variety of residential, agricultural, and recreational uses that are allowed under the existing zoning. Approximately 15-20% of the land is open area with a moderately rolling topography, and the remaining sections of the site are heavily wooded with a topography that ranges from moderately rolling, rolling, and steep in some sections. The open areas on the tract were previously utilized as an organic farm and contain site improvements from the previous farming operation including water irrigation wells, framing for arch greenhouses, storage/shed structures, a (+/-) 960-square foot wood frame structure (shell only) that was a previous single family dwelling unit, electric service lines, and dirt/gravel service roads. The wooded areas consist mostly of mature hardwood forests with a few mature pine tree stands. The site is bisected by a creek, which appears to be perennial, that is approximately 3-5 feet wide (with normal rainfall) and is a tributary to Cornish Creek. A system of interior dirt/gravel service drive, woods-roads, and trails provide access to most sections of the site. The combination of open areas, forested areas, and the bisecting creek produce a tract with good aesthetic appeal. Access is provided to the north section of the site over the existing bisecting creek by a culvert supporting an interior woods-road. The surrounding 1-mile area east of the property along Georgia Highway 138 is primarily a single-family residential and limited agricultural district that contains a mixture of custom-built homes on acreage tracts and single-family residential tract developments. The surrounding 1-mile area west of the property along Georgia Highway 138 includes areas within the city limits of Walnut Grove that are zoned for a mixture residential, limited agricultural, and commercial uses. Major traffic arteries within the surrounding 5-mile area include GA Highway 138, GA Highway 81, and U.S. Highway 78 which all provide access to shopping and employment districts. The property is located along the westbound lane of Georgia Highway 138 which is a 2-lane state highway that connects the city of Monroe and the city of Walnut Grove within Walton County, and it intersects U.S. Interstate 20 within the city of Conyers (+/-) 12 miles southwest of the property. The property is located within the Walnut Grove Elementary School district, the Youth Middle School district, and the Walnut Grove High School district. The tract has potential to support single-family residential development, use as an acreage residential estate tract (s), agricultural uses, and recreational uses. Subject to rezoning, the location and physical characteristics of the site also have the potential to support a variety of commercial uses. The property is shown by appointment only; please do not enter the site without permission.

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PROPERTY LOCATION MAPS



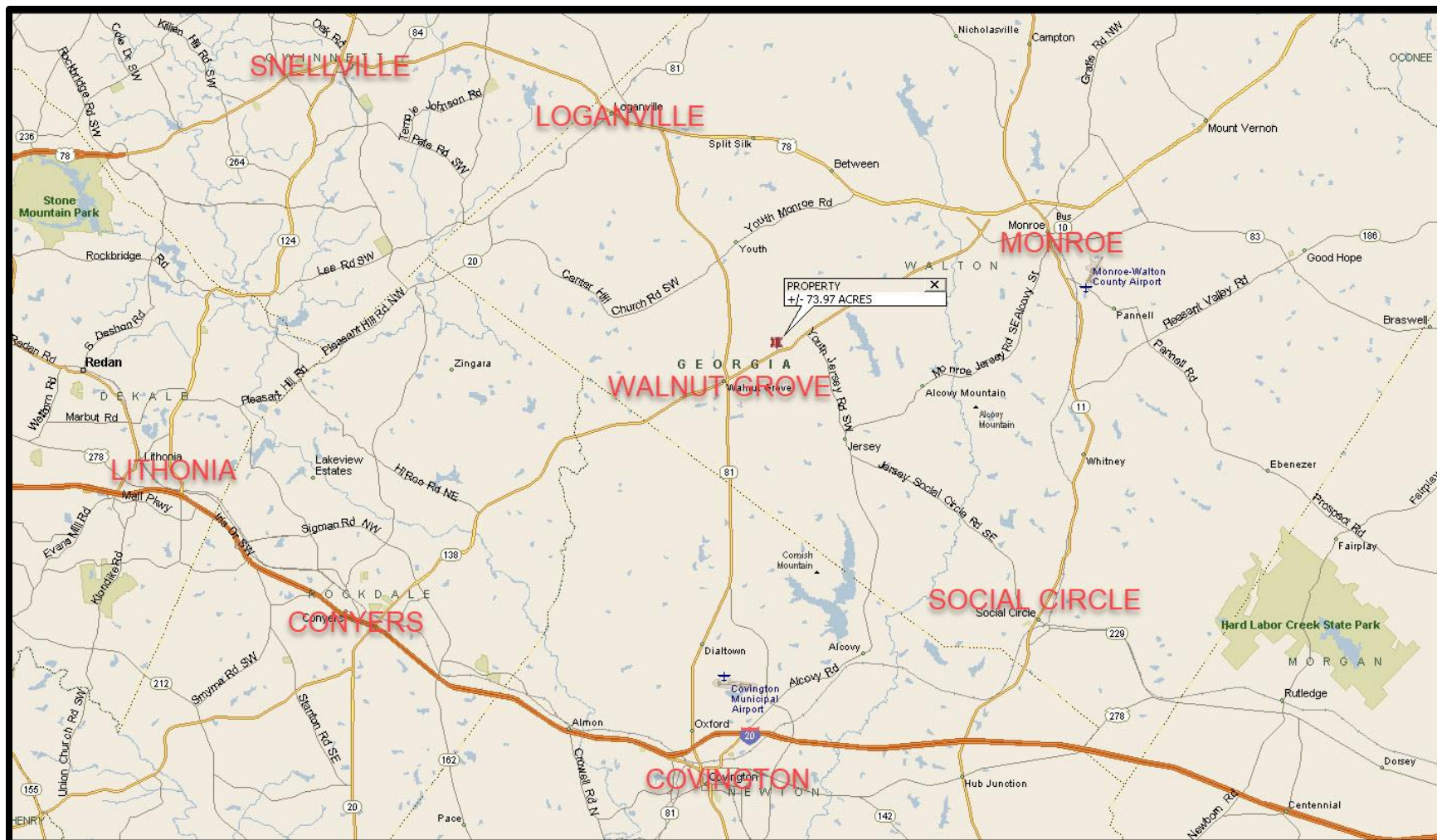
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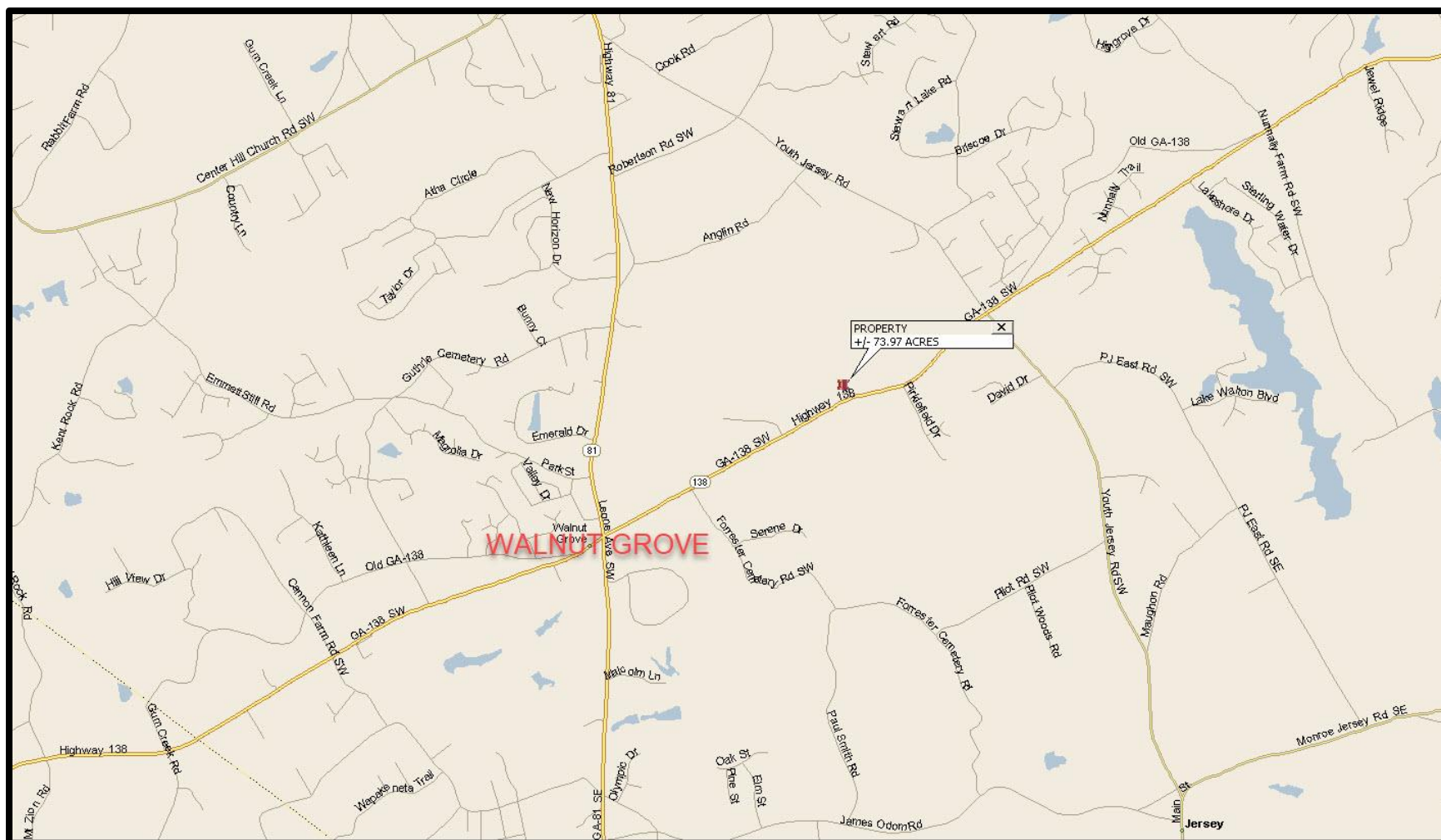
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PROPERTY TAX PLAT

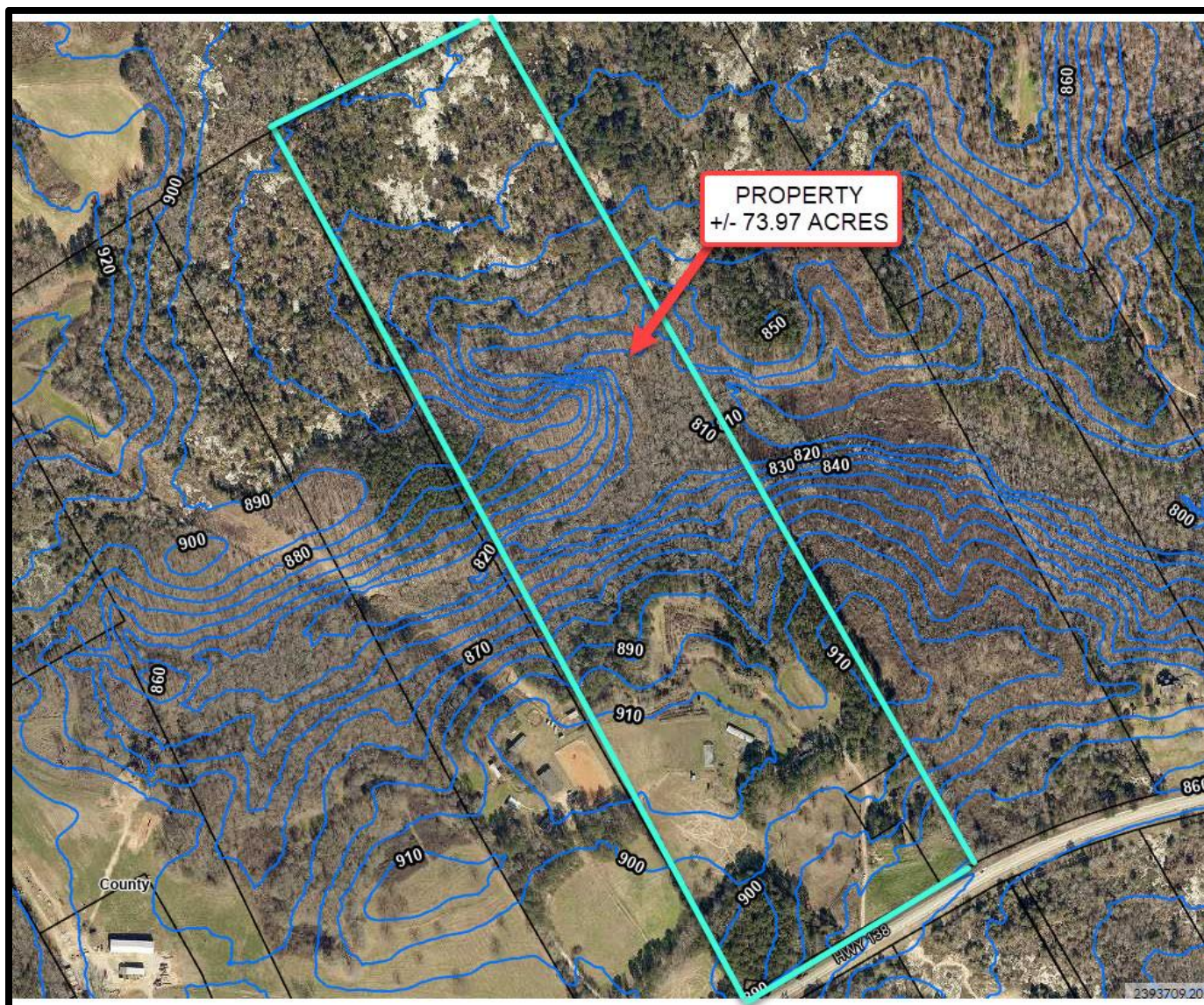


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TOPOGRAPHY TAX MAP

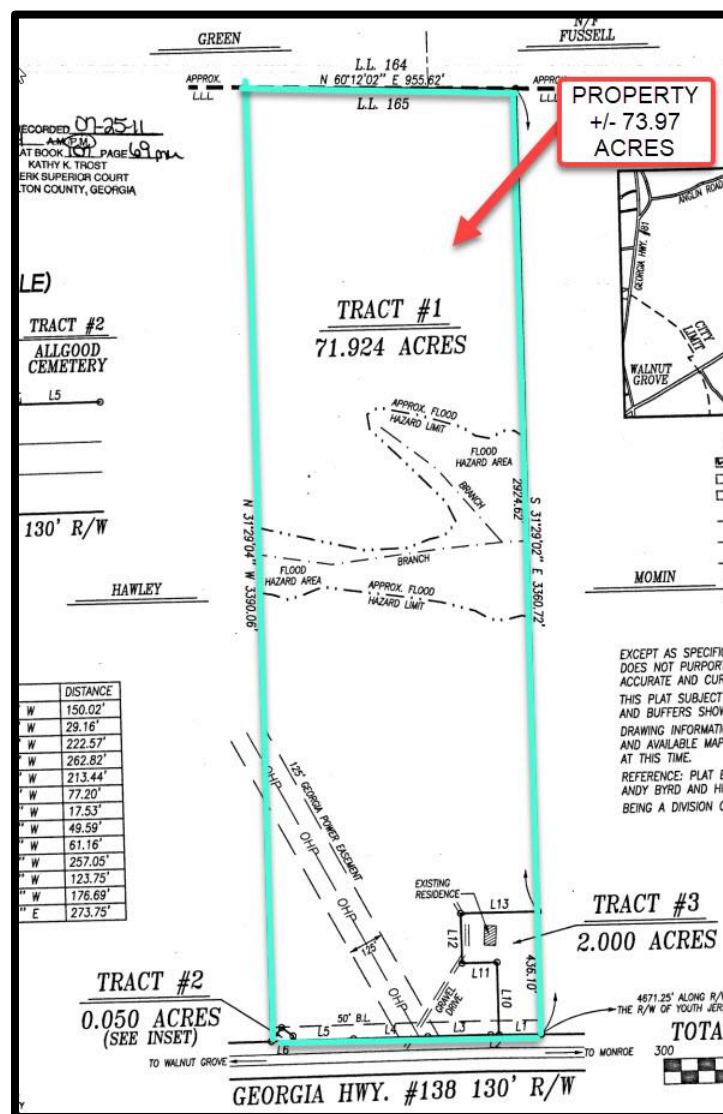


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RECORDED PLAT (PLAT BOOK 107 – PAGE 69, TRACTS 1, 2 AND 3)

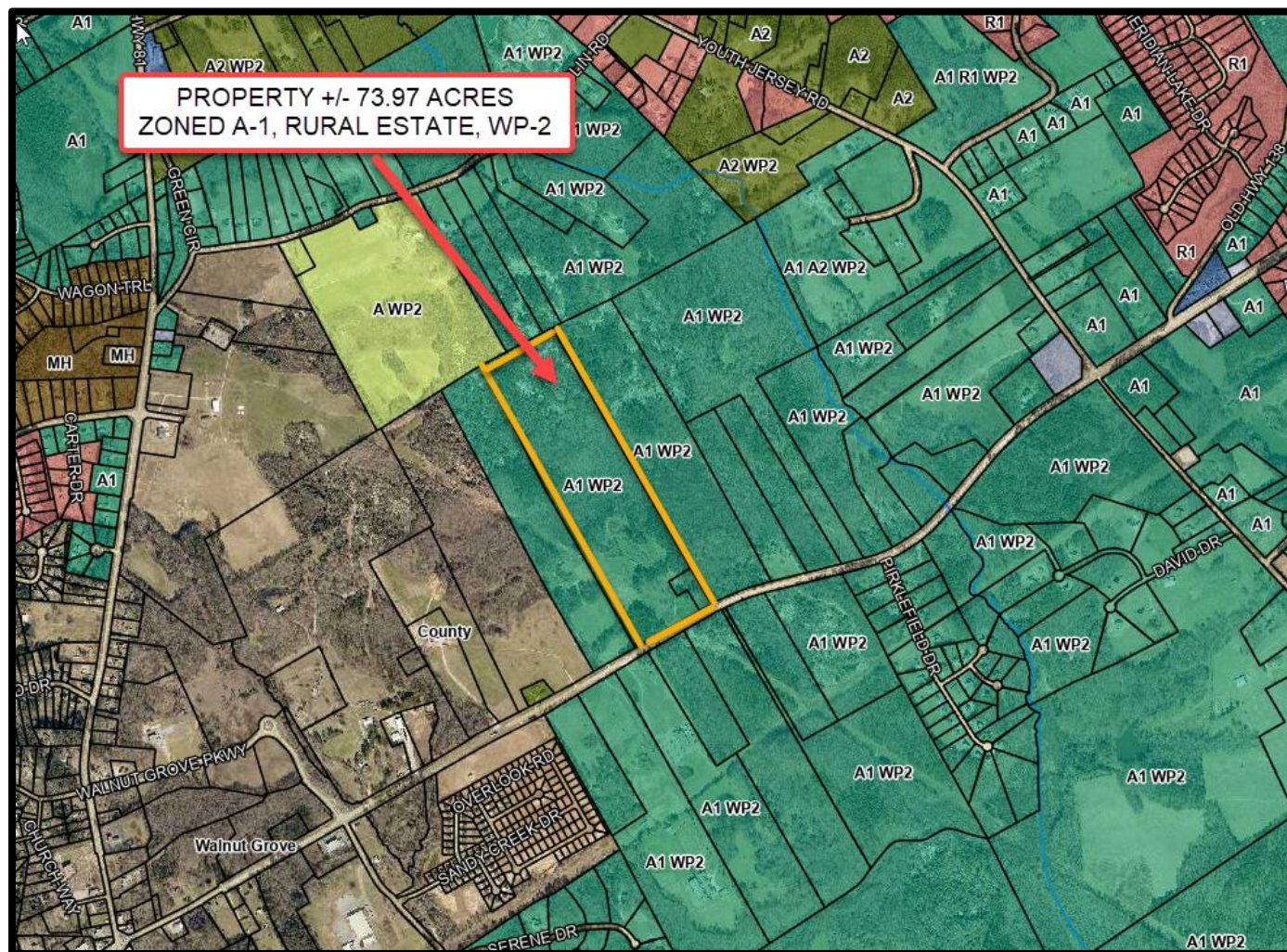


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ZONING MAP (Zoned A-1, Watershed Protection District #2)



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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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PROPERTY PHOTOGRAPHS



PHOTO 1, PROPERTY FROM GA HWY 138 FACING NORTH

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PHOTO 2, SOUTH SECTION OF SITE

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PHOTO 3, SOUTH SECTION OF SITE

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PHOTO 4, SOUTH SECTION OF SITE

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PHOTO 5, SOUTH SECTION OF SITE – SERVICE DRIVE

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PHOTO 6, SOUTH SECTION OF SITE – SERVICE DRIVE

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PHOTO 7, SOUTH SECTION OF SITE

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PHOTO 8, SOUTH SECTION OF SITE

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PHOTO 9, SOUTH SECTION OF SITE

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PHOTO 10, WEST-CENTRAL SECTION OF SITE

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PHOTO 11, WEST-CENTRAL SECTION OF SITE

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PHOTO 12, WEST-CENTRAL SECTION OF SITE

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PHOTO 13, WEST-CENTRAL SECTION OF SITE

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PHOTO 14, WEST-CENTRAL SECTION OF SITE

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PHOTO 15, WEST-CENTRAL SECTION OF SITE

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PHOTO 16, WEST-CENTRAL SECTION OF SITE – BISECTING CREEK

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PHOTO 17, WEST-CENTRAL SECTION OF SITE – BISECTING CREEK

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PHOTO 18, WEST-NORTH SECTION OF SITE

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PHOTO 19, NORTH SECTION OF SITE

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PHOTO 20, NORTH SECTION OF SITE

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PHOTO 21, NORTH SECTION OF SITE

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PHOTO 22, NORTH SECTION OF SITE

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PHOTO 23, NORTH-EAST SECTION OF SITE

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PHOTO 24, NORTH-EAST SECTION OF SITE – BISECTING CREEK

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PHOTO 25, NORTH-EAST SECTION OF SITE – BISECTING CREEK

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PHOTO 26, EAST-CENTRAL SECTION OF SITE

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PHOTO 27, EAST-CENTRAL SECTION OF SITE

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PHOTO 28, EAST-CENTRAL SECTION OF SITE

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PHOTO 29, EAST-CENTRAL SECTION OF SITE

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PHOTO 30, EAST-CENTRAL SECTION OF SITE

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PHOTO 31, FRONT VIEW OF SINGLE-FAMILY DWELLING (SHELL ONLY)

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PHOTO 32, REAR VIEW OF SINGLE-FAMILY DWELLING (SHELL ONLY)

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PHOTO 33, STORAGE STRUCTURE

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MAP OF PHOTOGRAPHS NOS 1-15

(LOCATION ARROWS INDICATE APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPHS)



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MAP OF PHOTOGRAPHS NOS 16-33

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