

Gasaway Forest

Southern
Land Exchange



Offered for \$12,500/ Acre



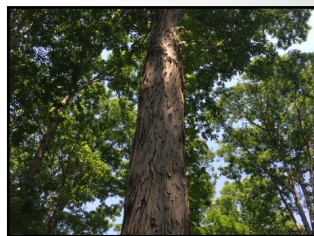
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87.2 Acres | 4900 Monroe Hwy | Oconee County, GA | 30666

- Perfect Homesite
- White Oak Forest
- 3 Creeks
- Pond
- Fenced Pasture



MAJESTIC WHITE OAK PROPERTY IN NORTH OCONEE! Build your estate home on this 87 acre parcel overlooking one of 3 creeks, a pond and fenced pasture while enjoying the beautiful white oak forest that towers above you. This property also has commercial potential with approximately 500 feet of road frontage on the divided 4 lane US Highway 78 E. The adjoining 28 acre tract has been rezoned to B1 and B2. County water is available across Hwy 78 and a bored well is also located on the property. The avid hunter or nature enthusiast will find deer, ducks and turkey on this tract of land that is located about a half mile from the Appalachian River. The 50 +/- acres of standing hardwood timber on this property has considerable monetary value, but the aesthetic value is what makes this property the perfect place to build your dream home. This 87 acre tract of land can be divided into as many as 5 parcels under the current AG zoning. Contact Thomas Verner at 706-540-4912 for an appointment to see this property.

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