

Oak Creek Farm

Southern
Land Exchange



Jesse Johnson

*Associate Broker
Registered Forester*

1551 Jennings Mill Road
Suite 1400 A
Bogart, GA 30622

Phone: 706.549.5050
Mobile: 706.614.4855
Fax: 706.549.8909
Email:
jjohnson@southernlandexchange.com

Offered for \$610,000



100 Acres | Colham Ferry Road | Oconee County, GA | 30677

- Two Springs
- Creek
- Hardwood Forest



Oak Creek Farm is located 6.5 miles from downtown Watkinsville and only 14 miles from Athens. Half of the acreage is a beautiful mature oak hardwood forest. Two springs originate in the hardwood forest and flow through the property. In addition to the springs, a creek serves as the eastern property boundary. This is an excellent spot for someone who is looking to develop a mini-farm/homesite. The springs have the potential to provide water to irrigate pastureland or crops. The property is accessed via a recorded and plated 30 foot ingress/egress easement off Colham Ferry Rd.

www.SouthernLandExchange.com