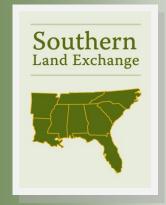
Apalachee Shoals



Jesse Johnson

Associate Broker Registered Forester

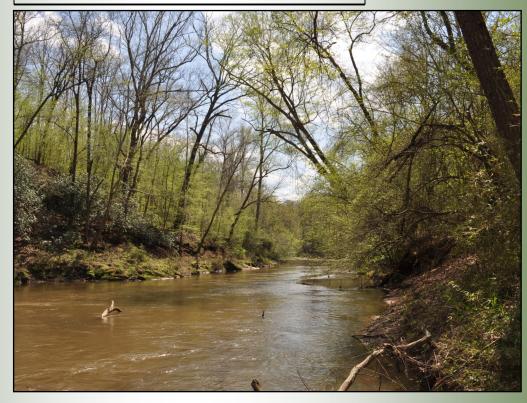
1551 Jennings Mill Road Suite 1400 A Bogart, GA 30622

Phone: 706.549.5050 Mobile: 706.614.4855 Fax: 706.549.8909

Email:

jjohnson@southernlandexchange.com

Offered for \$7,000 / Acre



457 Acres | Wagnon Mill Road | Morgan County, GA | 30621

- Beautiful stretch of shoals
- Several home sites
 with great views
- Large River Tract







This is a very rare opportunity to purchase a large river tract between Athens and Madison. The \pm -457 acre property has almost a mile of frontage (4,400 feet) along the Apalachee River in addition to half a mile of frontage along Jack's Creek. The property highlights consists of a unique and beautiful stretch of shoals on Jack's Creek, mature hardwoods, several creeks and a waterfall. This is the ideal "legacy" tract for future generations to enjoy. The property can also be purchased in four individual tracts.