

Simonton Bridge

Southern
Land Exchange



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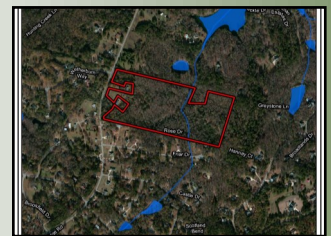
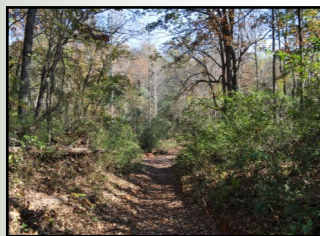
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Offered for \$810,000



36 Acres | Simonton Bridge Road | Oconee County, GA | 30677

- Ideal Location
- Build Your Dream Home
- Development Potential



The Simonton Bridge Tract is truly a unique property. This property is one of only a few large tracts that are located on Simonton Bridge Road between Watkinsville and Athens. The new owner of this property will be only 2 miles from downtown Watkinsville and 6.5 miles from downtown Athens (intersection of Broad Street and Lumpkin). The tract offers an ideal opportunity for someone who is looking to develop an estate farm and build their dream home or the investor who is looking for future development potential due to the tract's ideal location.

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