

FOR SALE

BANK OWNED

INERT LANDFILL

45.79+- Acres

488 Providence Church Road

Ila Area

Madison County, GA



Presented by:

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BIGSKY
REALTY, LLC

Fact Sheet

488 Providence Church Road

TRACT SIZE:

45.79 Acres

Madison County GIS Parcel: 0022-043-01

LOCATION:

Between Hudson Rivers Church Road and Providence Church Road, approximately 9 miles East of Commerce and 7 miles northwest of the county seat – Danielsville.

Within 17 miles of Athens, 22 miles of Hartwell and 66 miles of Atlanta

MADISON COUNTY, GA

EXISTING ZONING:

A1- High Intensity Agriculture
SPECIAL USE ZONING AS INERT LANDFILL

STATE OF GA LICENSE#:

PBR-095-08IL

LEGAL:

Deed Book 1234 Page 167
Plat Book B143 Page 4A

REMARKS:

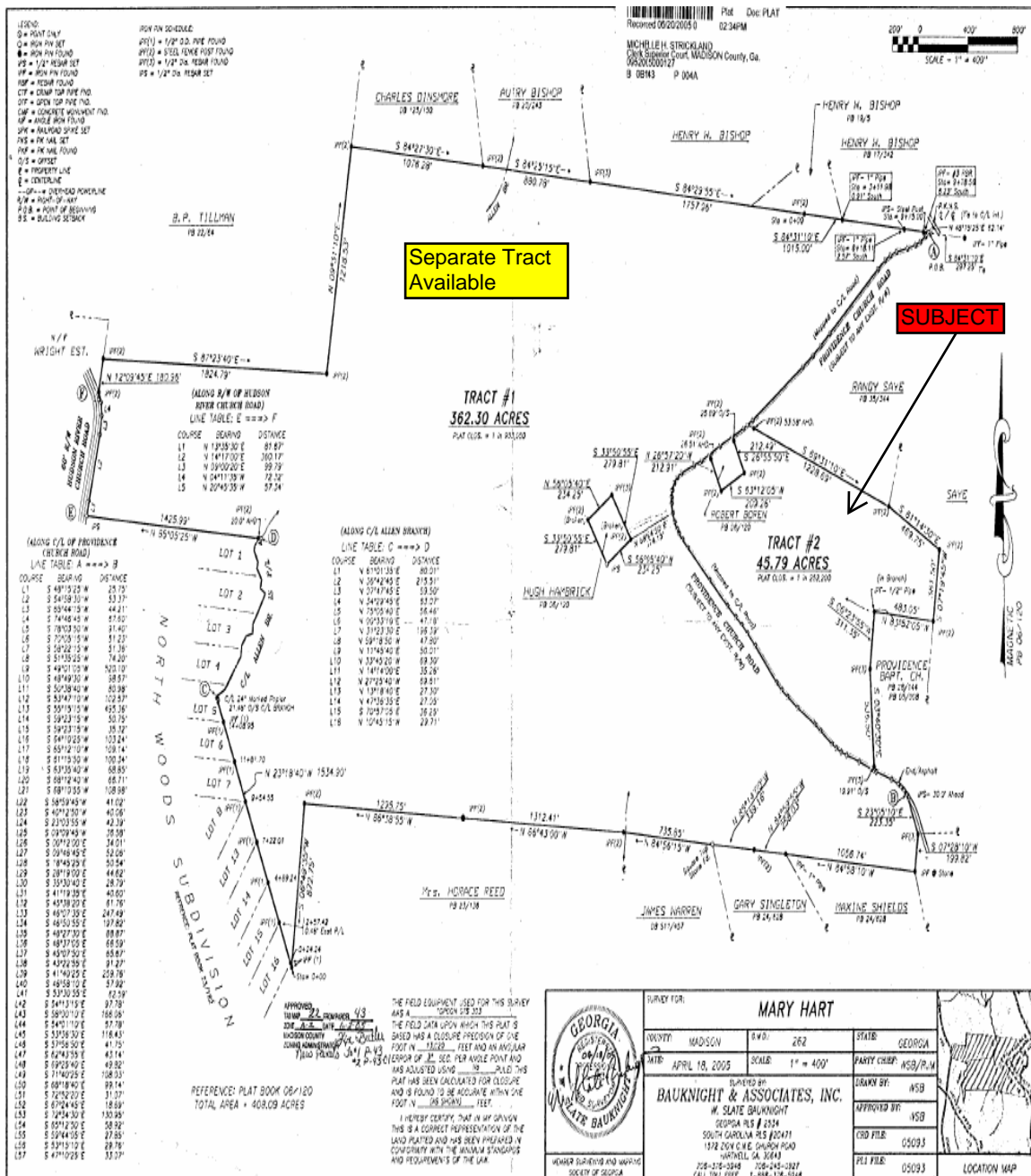
- Close to I-85 (approximately 10 miles)
- Within 66 miles of Atlanta CBD, 17 Miles of Athens CBD
- Within 10 miles of Commerce Tanger Outlet Shopping Mall Area
- Only Inert Landfill in Madison County
- Gated Entrance and fencing
- Small covered trailer on property for use as office.
- *** Bank Owned – sold as is, where is, with all faults

SALES PRICE:

\$184,000

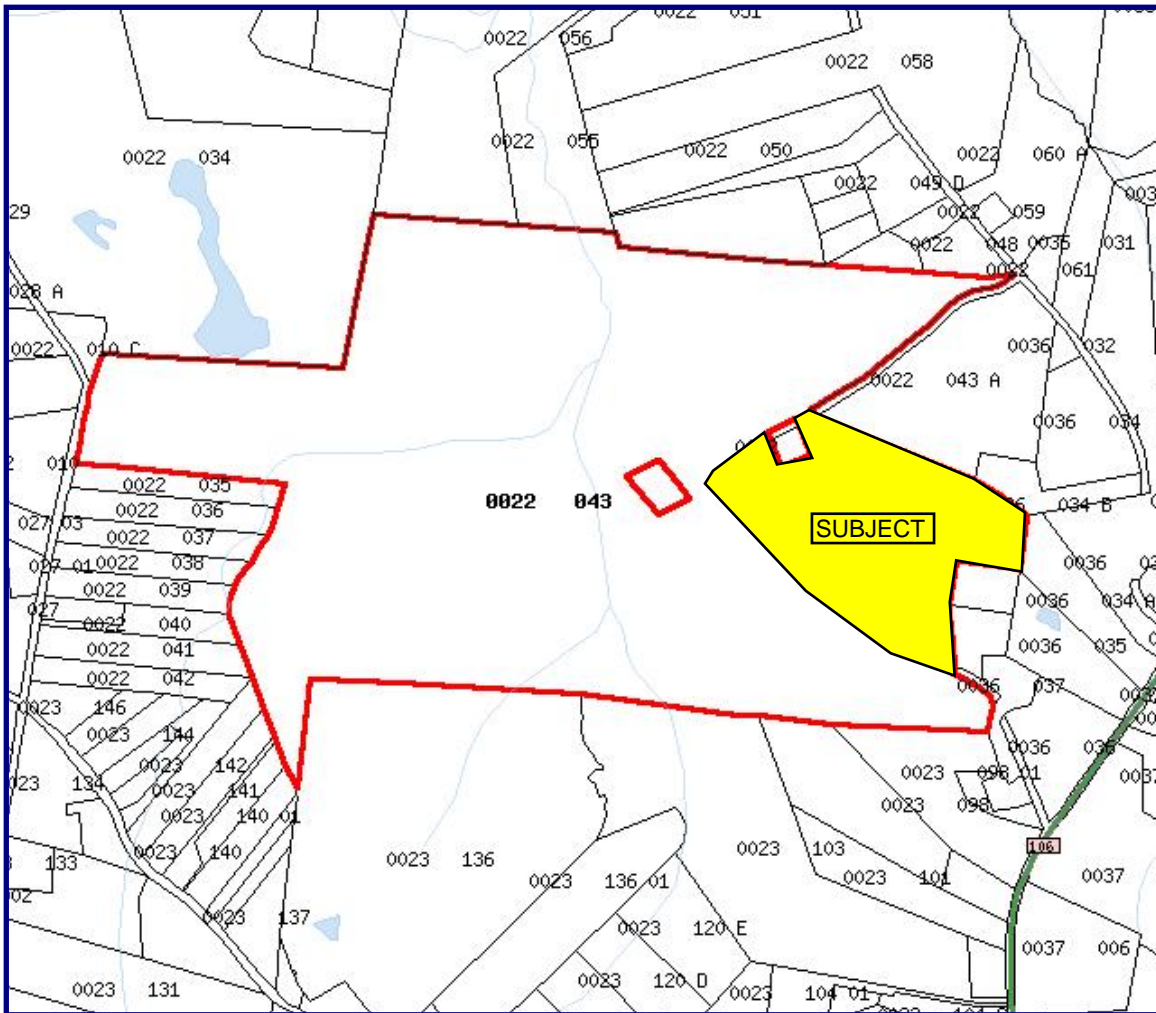
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SURVEY



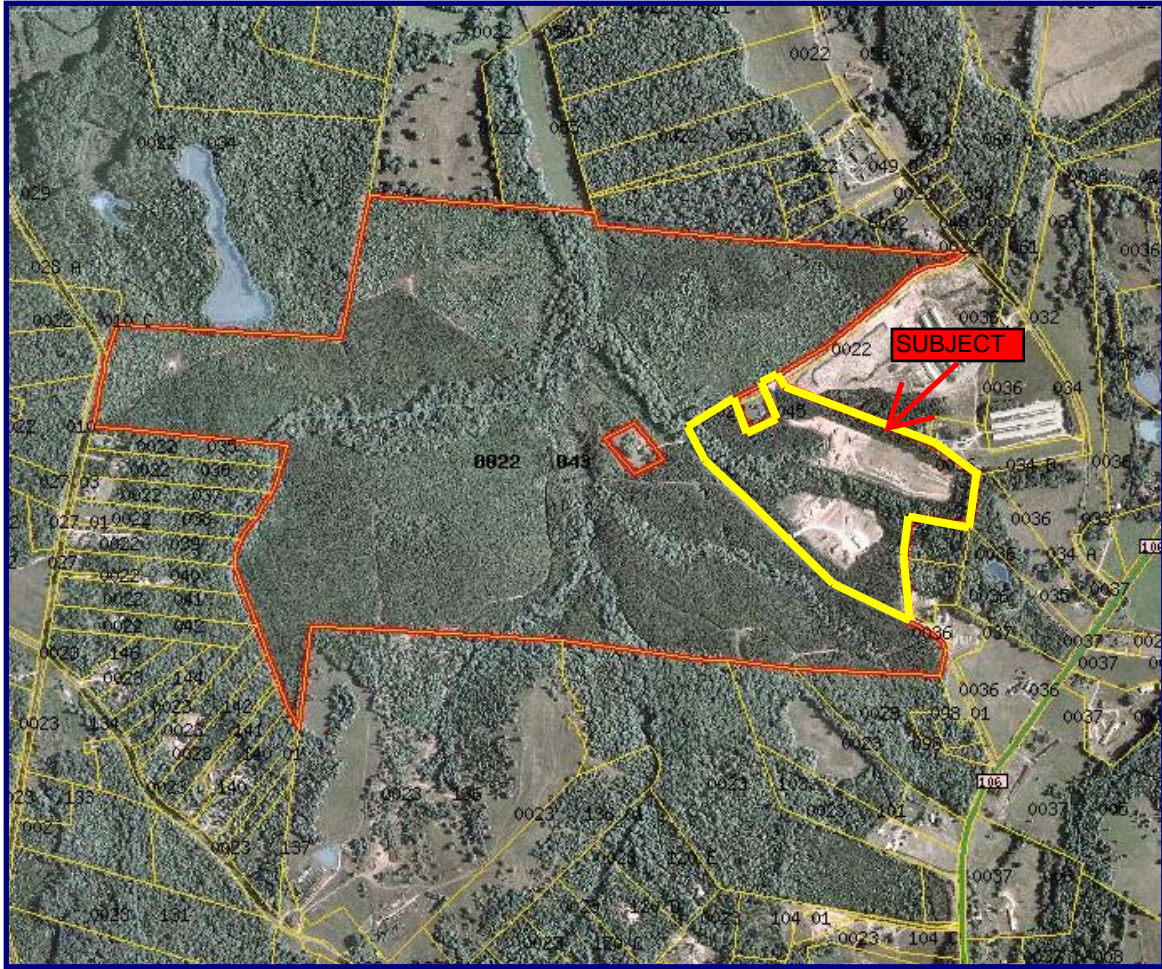
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PLAT



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AERIAL GIS COUNTY



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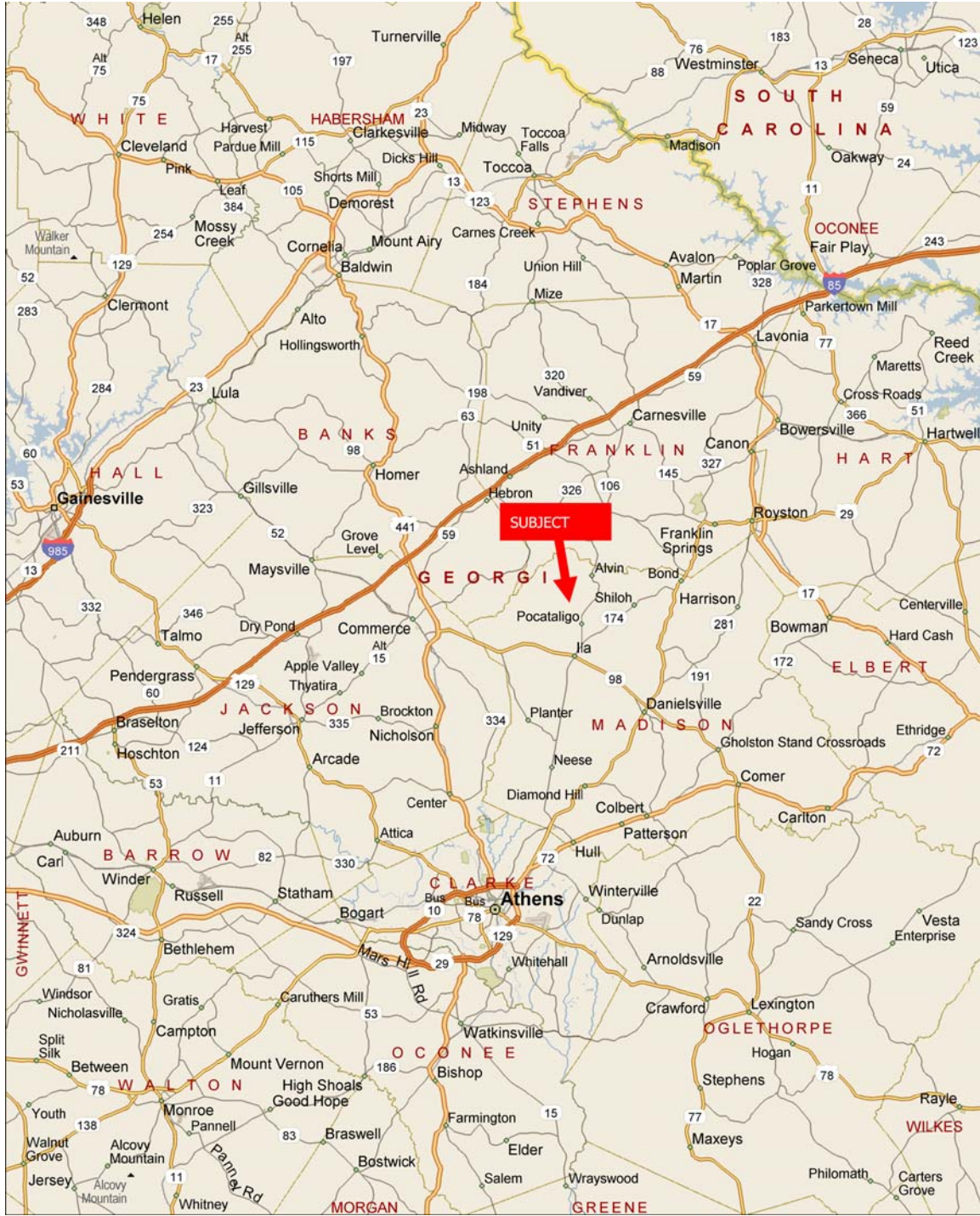
BIGSKY
REALTY, LLC

AERIAL – BING MAPS



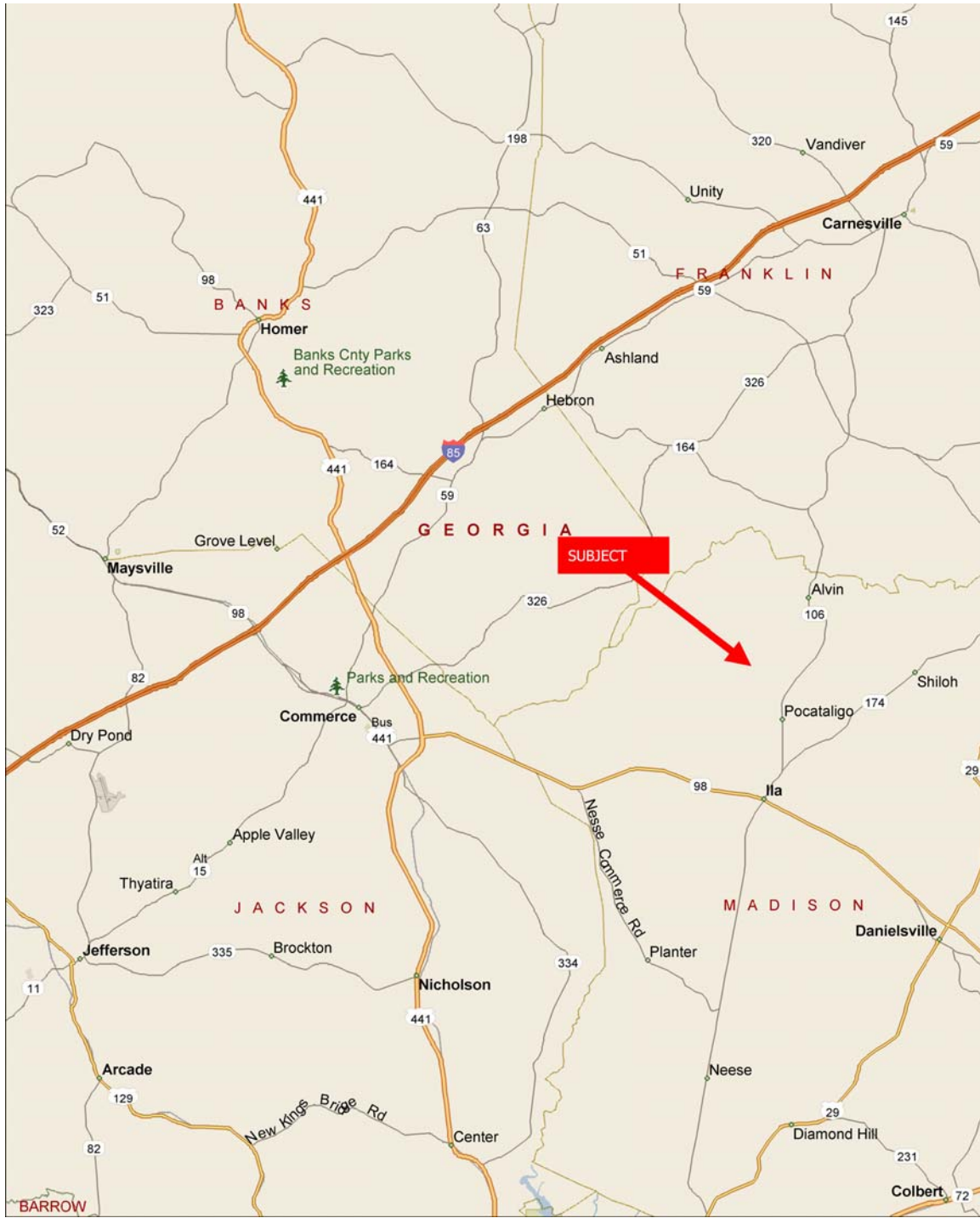
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MAP - FAR



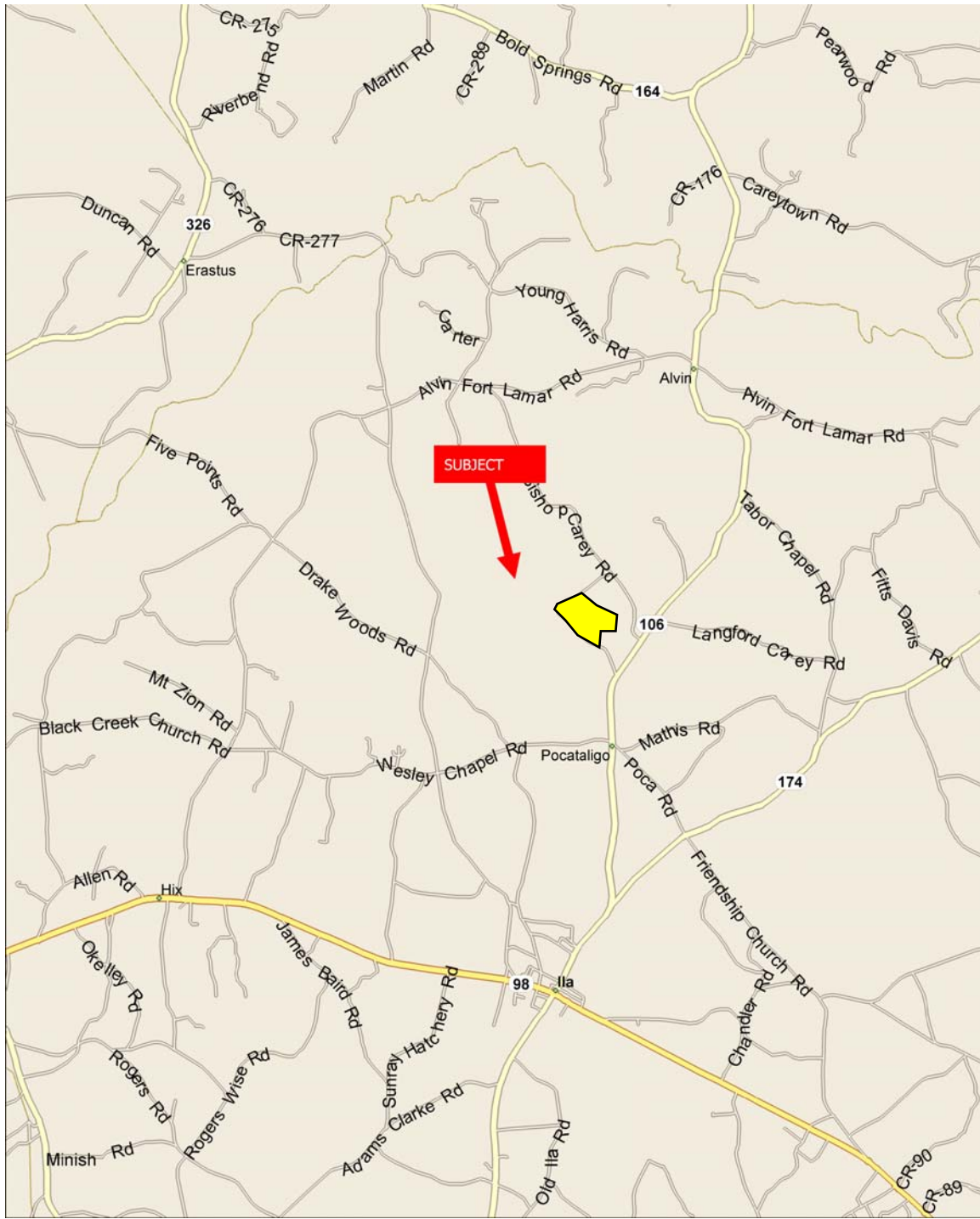
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MAP – LOCAL



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MAP - ZOOMED



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PHOTOS



FRONTAGE ALONG PROVIDENCE CHURCH ROAD



ENTRANCE INTO LANDFILL

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PHOTOS



INTERIOR VIEWS OF PROPERTY



INTERIOR VIEWS OF ROADS ON PROPERTY

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PHOTOS



GRADED AREA AT REAR OF PROPERTY



CONSTRUCTION MATERIALS – INTERIOR OF PROPERTY

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PHOTOS



LANDFILL PERMIT



TRAILER/OFFICE AT ENTRANCE OF PROPERTY

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