

# Henry County

First Time on Market!



## 55 Acres

- Hard to Find Acreage
- Over 1,800 ft of South River Frontage
  - 1,600 ft Paved Road Frontage
  - Boat Access to Jackson Lake
- Will Qualify for Conservation Assessment
  - New Survey
  - Financing Available

Henry County, Ga

404-313-1188





404-313-1188





Over 1,800 ft Riverfront  
 Very Private Location  
 Short Boat ride to Jackson Lake  
 Huge Timber  
 Food Plots  
 Good Internal Road System  
 Plenty of Wildlife



Priced to Sell  
 Good School District  
 Eligible for Reduced Assessment  
 Financing Available  
 One of the last nice River Tracts

404-313-1188

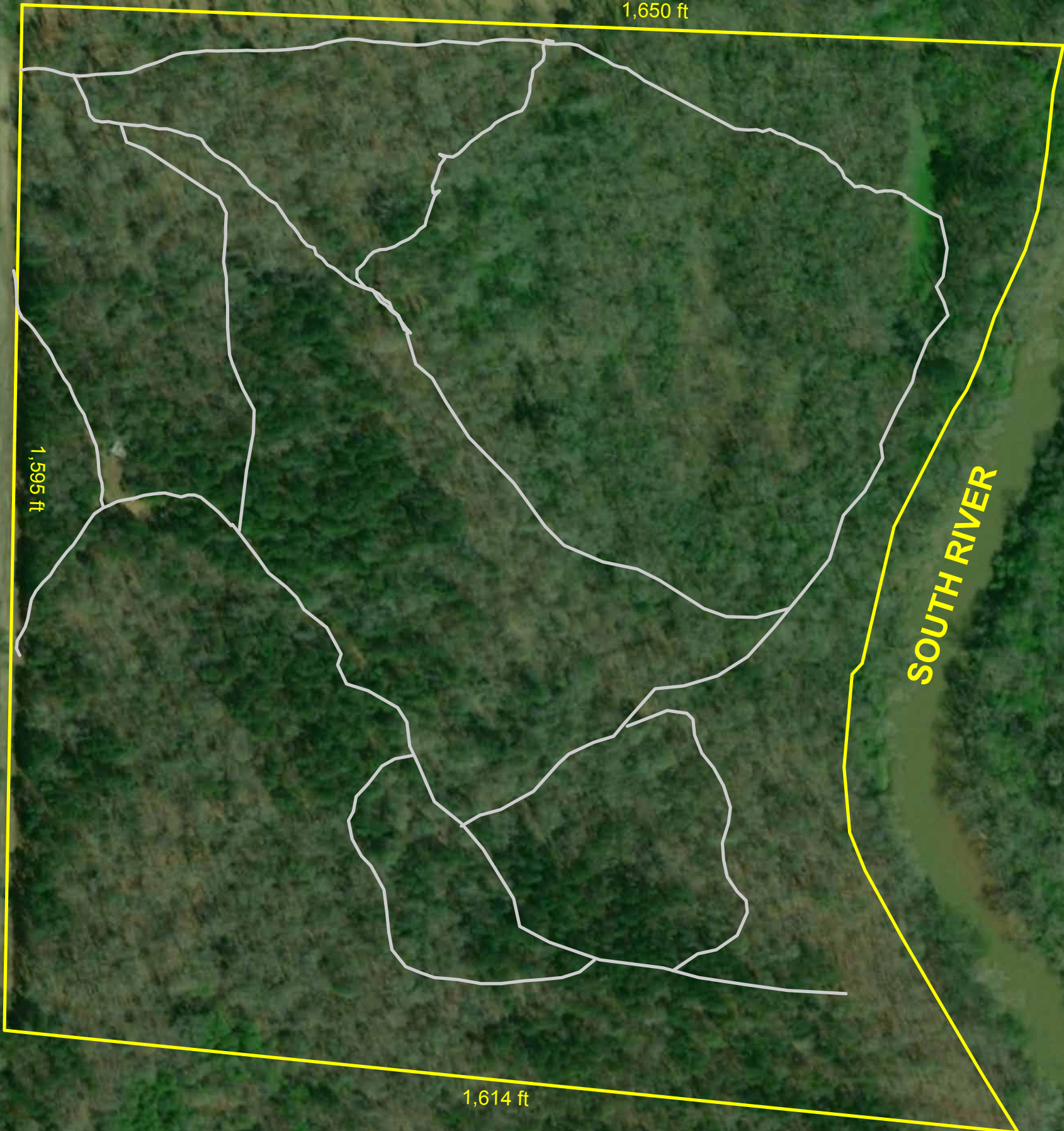




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ISLAND SHOALS ROAD

FINCHERVILLE MARKET ROAD





REBAR FOUND  
7.96' EAST  
OF CORNER

REBAR FOUND  
5.12' WEST  
OF CORNER

N/F  
ARP HOLDINGS LLC  
DB. 15692 PG. 322  
187-01001000  
ZONED RA

IPS

IPS

APPROX. LL

1350.38'

IPS

S 89°32'46" E 299.84'

FENCE  
POST  
FOUND

259.96'

18" CWF

FINCHERVILLE MARKET RD.  
60' R/W PER DB. 10537 PG. 121

S 01°39'23" E

1591.43'

N 01°39'23" W

APPROX. FEMA  
ZONE A  
FLOOD LIMITS

55.133  
ACRES

FEMA MAP  
13151C0210D  
FEMA MAP  
13035C0025D

3 ACRE PARCEL TO  
GEORGIA POWER COMPANY  
PER DB. 48 PG. 37 &  
DB. 36 PG. 503 DESCRIBED  
AS UP AND THE BANKS OF  
THE SOUTH RIVER

HENRY COUNTY  
NEWTON COUNTY

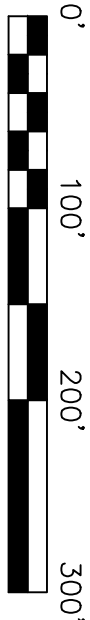
SOUTH RIVER

GRID NORTH  
GA. WEST

FEES  
LONG LINE  
HENRY COUNTY  
BUTTS COUNTY

GATE

1614.40'



GRAPHIC SCALE = FEET

SURVEY ORDERED BY: DAVID ALDRIDGE  
FIELDWORK COMPLETED ON: JANUARY 7, 2019  
A SEARCH WAS MADE FOR NGS MONUMENTS  
AND NONE WERE FOUND WITHIN 500' OF SITE.

N/F  
MCKIBBEN  
DB. 585 PG. 194  
00380-002-000  
ZONED

N 86°11'17" W

From McDonough:  
Take Highway 81 East ,  
Go 11.4 miles to Traffic Circle.  
Take 1st right onto Jackson Lake Rd,  
Go 1.2 miles, turn left on Island Shoals Rd,  
Go 1.6 miles, turn right on Mackey Creek Rd.  
Property is 800 ft on left

