

Carnesville Wilderness

Southern
Land Exchange



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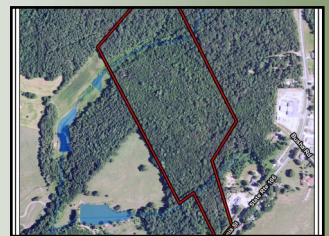
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Offered for \$139,900



64.9 Acres | Lavonia Road | Franklin County, GA | 30521

- Perfect Location
- Commercial
- Mature Hardwoods



A beaver swamp on the back side of this mature hardwood forest creates the perfect habitat for ducks, deer and other wildlife for the avid hunter or nature enthusiast. A permanent conservation easement has been placed on this 65 acre tract; however, two (2 acre) building envelopes were left out of the easement for residential or commercial building lots. After purchase, the 65 acre tract can be divided in half with a 2 acre building envelope on each tract. The property will be accessed by easement across the 6.26 acre tract 1A parcel, unless the entire 71 acre parcel is purchased for \$299,000.

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