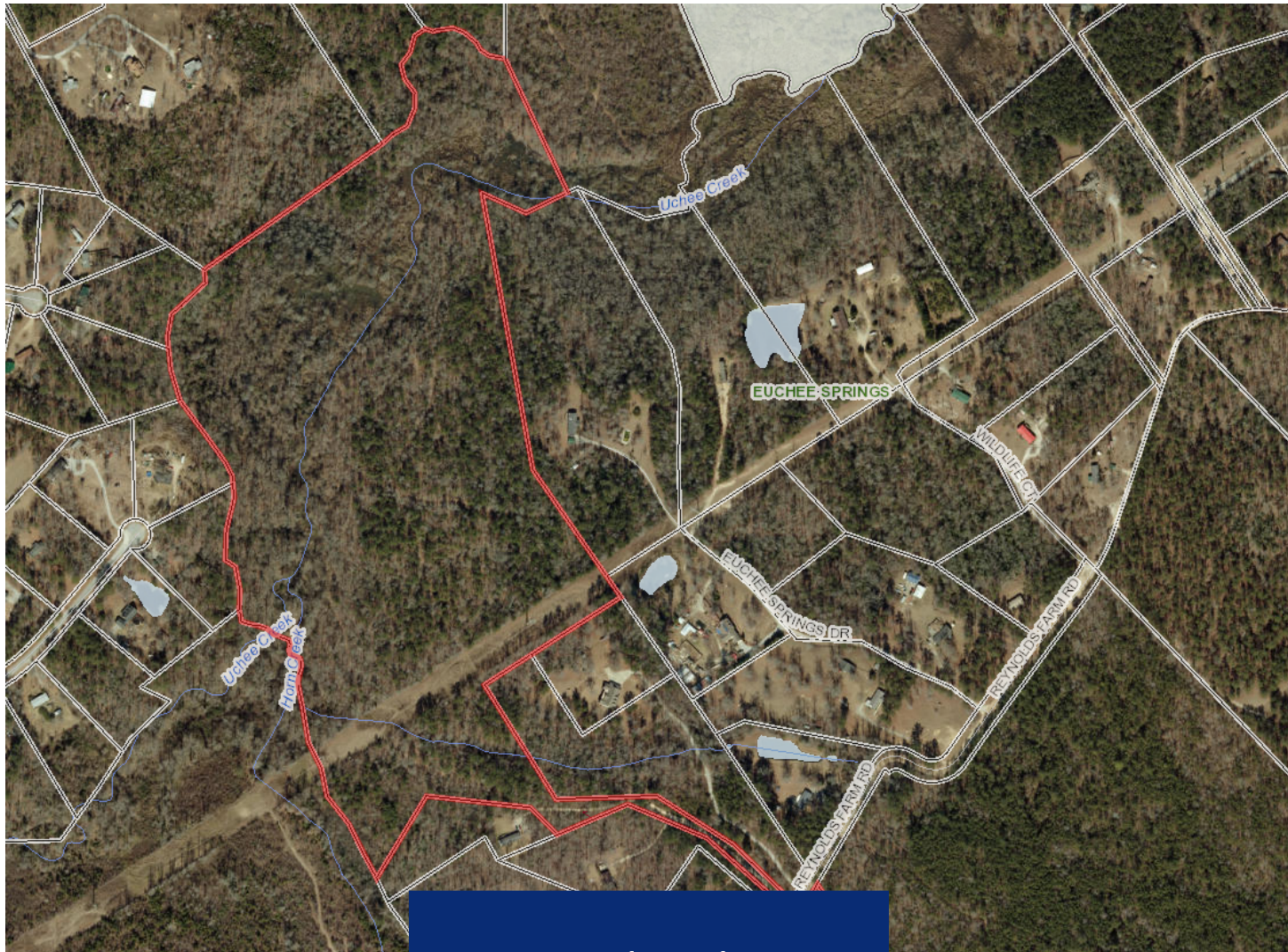


FOR SALE

65.10 ACRES IN GROVETOWN, GA

1241 Reynolds Farm Road, Grovetown, GA 30813



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

65.10 ACRES IN GROVETOWN, GA



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	65.1 Acres
Price / Acre:	\$4,593
Zoning:	RA

PROPERTY HIGHLIGHTS

- 65.10 Acres
- Beautiful Scenic Vistas
- Lots of wildlife
- Great schools

PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 65.1 acre tract of land for sale in Grovetown, GA. Containing stunning views of the Euchee Creek, this property is a perfect for recreation and a quiet homesite. This property contains the branch of Euchee and Horn Creeks, and has beautiful water and scenic vistas. The property has a regional power line easement, great for 4-wheelers and ATVs. The owner will consider subdividing. The property has lots of wildlife including deer and wild turkey, and has been leased for hunting for many years. There is a system of trails through the property, and the power easement makes moving through the property quick and easy. The north end of the property contains the branch of Euchee Creek and the topography allows wonderful scenic views of the landscape.

LOCATION OVERVIEW

Located in Grovetown, on Reynolds Farm Road, just moments from town. The property is zoned for Euchee Elementary, Grovetown Middle, and Grovetown High School. (Ranked 6, 5, and 7 on Greatschools.org, respectively) The property is 11 minutes from Fort Gordon's gate 2, and 11 minutes to the I-20 interchange.

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

65.10 ACRES IN GROVETOWN, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

65.10 ACRES IN GROVETOWN, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

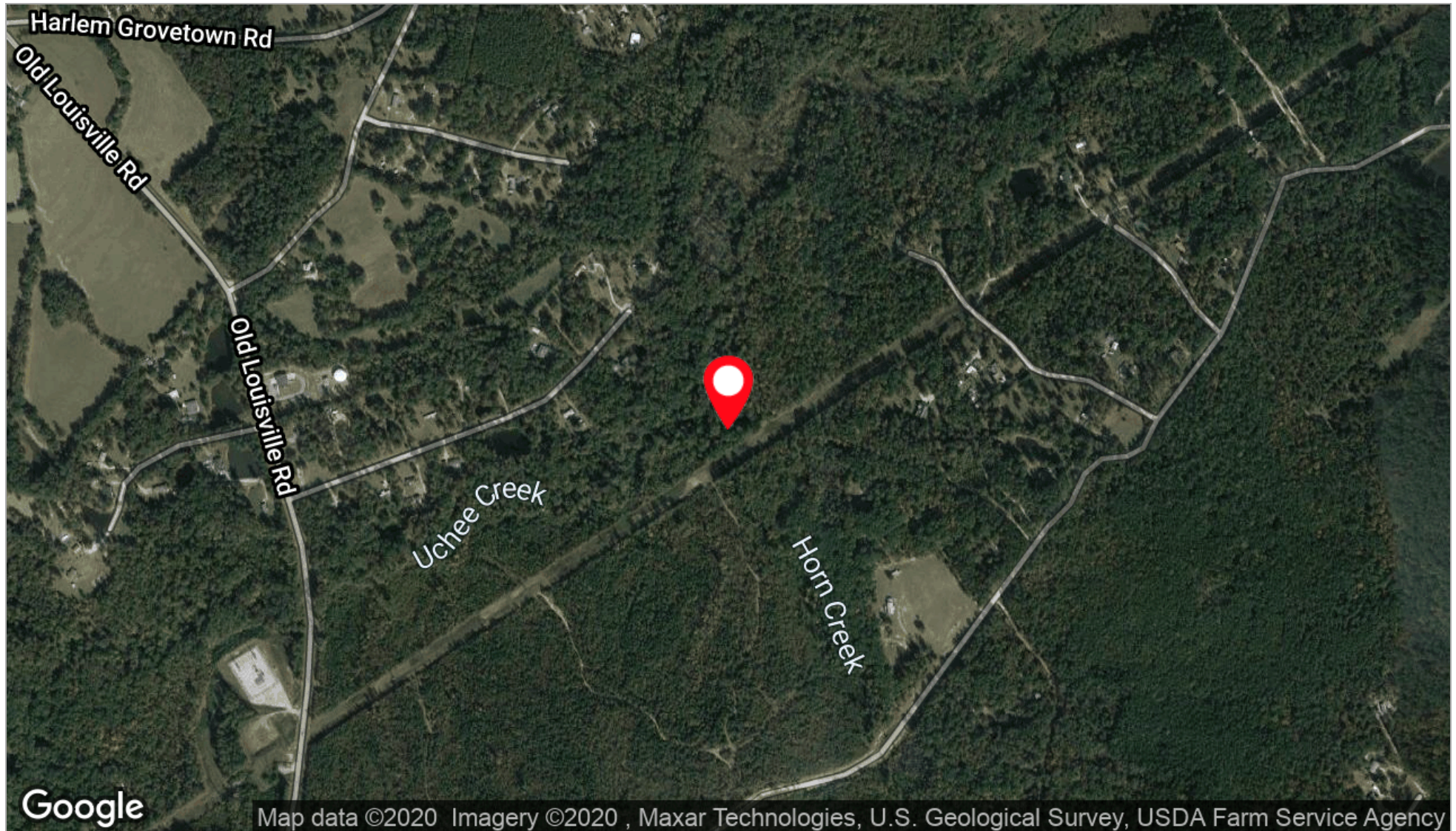
Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

65.10 ACRES IN GROVETOWN, GA



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

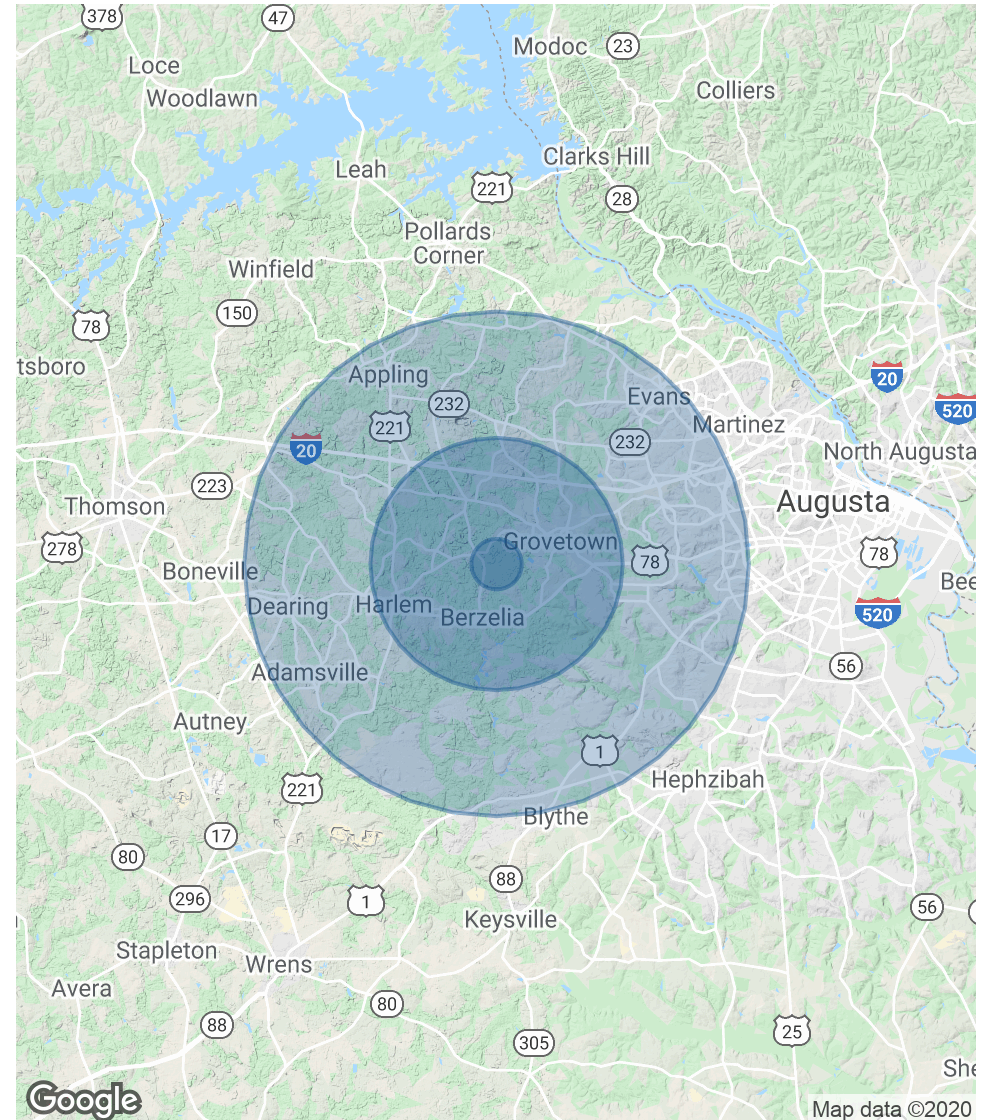
FOR SALE

65.10 ACRES IN GROVETOWN, GA

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,303	25,830	103,353
Median age	31.6	32.5	34.2
Median age (Male)	30.8	31.7	33.5
Median age (Female)	33.7	34.1	35.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	465	8,961	34,873
# of persons per HH	2.8	2.9	3.0
Average HH income	\$49,175	\$53,760	\$66,483
Average house value	\$136,708	\$135,631	\$176,062

* Demographic data derived from 2010 US Census



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

65.10 ACRES IN GROVETOWN, GA

JOEL PRESLEY



T 803.279.2060
jpresley@meybohm.com

PROFESSIONAL BACKGROUND

Joel is a senior advisor and broker at Meybohm Commercial Properties, working in development and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina. Joel and his wife Tracy have been blessed with four wonderful children - Alexandra, Thomas, Sophia, and Isabelle - and one beautiful granddaughter so far! Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked for international relief and development agency Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys helping people, music, good stories, beautiful land, traveling and adventures with his family. He is an active member of First Presbyterian Church in Augusta, a board member of Ithaka Fellowship, a founding committee member of Logos Classical Academy in Augusta, and supports stewardship organizations like Tall Timbers in Georgia's amazing Red Hills Region, the Central Savannah River Land Trust, and the Valley Conservation Council.

TRAVIS REED, CCIM



T 706.736.0700 x2194
treed@meybohm.com

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194