

FOR SALE

2760 LOUISVILLE ROAD

Appling, GA 30802



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

2760 LOUISVILLE ROAD



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	4.5 Acres
Price / Acre:	\$132,222
Year Built:	1953
Zoning:	RA and M1 (variance)

PROPERTY HIGHLIGHTS

- The Timbers - 4.5 acre Columbia County estate with home and business location
- 3br, 3 ba main house with 4665 sf
- Guest Cottage
- Workshop (approximately 30' x 100' (3000 sf))
- Office / Warehouse Building (approximately 50' x 90' (4500 sf)) with M1 business zoning on 1 acre!
- Beautiful established landscaped grounds with priceless views
- Peaceful convenient area near Evans, Appling, Lake Thurmond, Fort Gordon

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

2760 LOUISVILLE ROAD



PROPERTY DESCRIPTION

The original owners of The Timbers farm in beautiful Appling, Georgia offer this 4.5 acre estate property for sale. It has been lovingly and thoughtfully cared for and is ready to provide a wonderful quality of life for a new owner. In addition to the main house, which has 4665 sf with 3 bedrooms and 3 baths, there is a guest cottage, a workshop (approx 3000 sf), and an office / warehouse building (approx 4500 sf). The 3rd bedroom currently serves as a large owner's closet / storage but could be returned to use as a 3rd bedroom. And, the office/hobby room on the main floor could easily be made a 4th bedroom; plus there is an additional bedroom and bathroom in the guest cottage - for up to 5 bedrooms available if needed. Please note that the dining room chandelier will not remain with the home.

The Timbers is like other quintessential properties in Columbia County. It has landmark trees and rolling meadows with priceless views that you can enjoy every day! It is situated in one of the most sought-after locations in desirable Columbia County surrounded by estate lots and beautiful homes and land.

The Timbers is located in a beautiful, peaceful, and vital part of the Central Savannah River Area - convenient to Evans, Augusta, Fort Gordon, Lake Thurmond, and countless places for recreation, relaxation, outdoor pursuits, entertainment, and culture! Just above Riverwood Plantation between Washington Road and Columbia Road, the location is wonderful and destined to become even more desirable as time passes.

As you drive towards the property from Washington Road along Tubman Road or from Columbia Road along Louisville Road, you see long-standing properties, well-managed land and timber, and beautiful new homes. As you approach and enter the property you pass the wooded buffer that shields the property from the road and immediately notice well-kept grounds and open areas, pine and hardwood trees, with beautiful views of surrounding estate properties.

The Central Savannah River Area, including the "Garden City" Augusta, North Augusta, Aiken, Edgefield and Columbia County, is wonderful! We have excellent job growth, quality of life, cost of living, cost of housing, healthcare, safety and security, outdoor recreation, and proximity to other wonderful places like the coast, the mountains, small towns, major cities - all the best of life in the South! See why at Augusta University, Fort Gordon, Cyber Command, Georgia Cyber Range, Augusta Economic Development Authority, Economic Development Partnership SC, Savannah River, Augusta Canal, Riverview Park, Savannah Rapids Park, Euchee Creek Greenway, Serene 18, Lake Thurmond, Mistletoe State Park, Wildwood Park, Hammond's Ferry, Riverside Village, Riverwood Plantation, North Augusta Greenway, North Augusta Living History Park, Sumter National Forest, Hitchcock Woods, Augusta Symphony, Morris Museum, Miller Theater, Aiken Performing Arts Center, Phinizy Swamp Nature Center, Augusta National, River Club, Bartram Trail, Forest Hills, Champions' Retreat, First Tee, Daniel Field, Willcox Inn, Partridge Inn, Frog Hollow Tavern, Edgefield Grille, Malia's, Takosushi, Manuel's, Divino, and many other good places!

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

MAIN HOUSE EXTERIOR



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

MAIN HOUSE INTERIOR



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

MAIN HOUSE INTERIOR



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

4500 SF OFFICE BUILDING



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

4500 SF OFFICE BUILDING



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

GUEST COTTAGE



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

3000 SF WORKSHOP



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

AERIALS



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

2760 LOUISVILLE ROAD



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

2760 LOUISVILLE ROAD



Map data ©2020 Imagery ©2020 Maxar Technologies, USDA Farm Service Agency

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

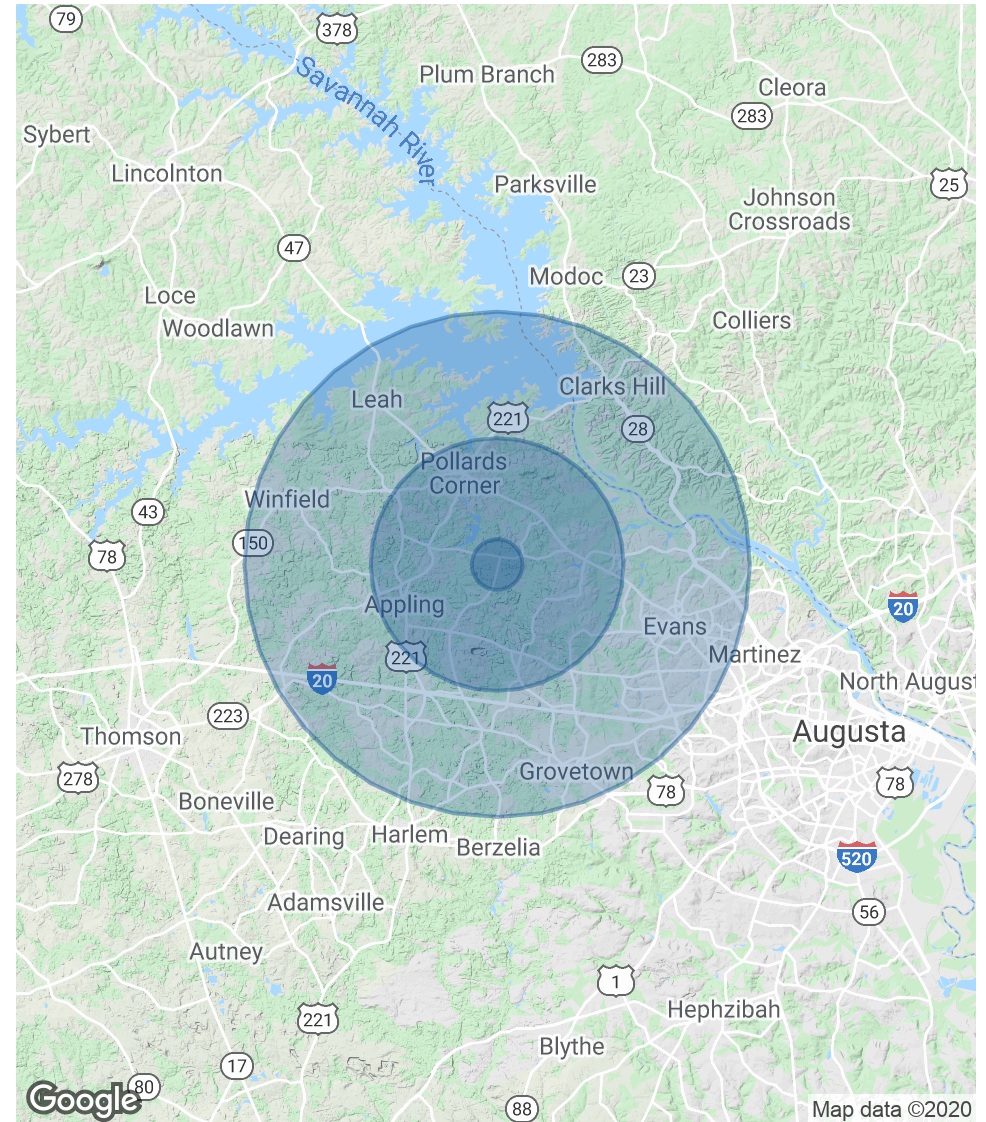
FOR SALE

2760 LOUISVILLE ROAD

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	271	12,662	88,920
Average age	34.4	35.4	36.4
Average age (Male)	34.4	35.5	35.7
Average age (Female)	34.4	35.3	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	93	4,116	31,361
# of persons per HH	2.9	3.1	2.8
Average HH income	\$72,113	\$97,242	\$80,811
Average house value	\$209,285	\$275,608	\$214,082

* Demographic data derived from 2010 US Census



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091

FOR SALE

2760 LOUISVILLE ROAD

JOEL PRESLEY



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.

T 803.341.1526
jpresley@meybohm.com

TRAVIS REED, CCIM



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.

T 706.836.8091
treed@meybohm.com

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.341.1526

Travis Reed, CCIM
treed@meybohm.com
706.836.8091