

# American Dream Tract

22 Acres +/-

\$209,665.00

GA HWY 186

Walton County, GA

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- 2 Miles East of Good Hope
- 9 Miles From Monroe
- 20 Miles From Downtown Athens
- Newly Installed Gravel Driveway
- 450+ Feet of Paved Road Frontage on GA HWY 186
- Natural Pine and Hardwoods
- Excellent Home Site
- Gently Rolling Topography
- Perfect for a Small Hobby Farm
- Great Investment Tract



**NICHOLS**  
LAND & INVESTMENT

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