

# Bishop Woodlands Tract 2



Offered for \$379,260



+/-18.06 Acres | 0 Macon Hwy | Oconee County, GA | 30621

Southern Land Exchange is proud to present Bishop Woodlands Tract 2, a 18-acre all wooded, A-1 zoned property located in Bishop, GA. Quality acreage in Oconee is in high demand right now, and for good reason! With 10-acre estate tracts going for \$40K/AC & 20-acre estate tracts going for \$30K/AC in some parts of the County, Bishop Woodlands Tract 2 is reasonably priced at \$21,000 per acre. Not only is this property competitively priced, but it boasts some impressive attributes that will incentivize buyers even more. Let's start with the lay of the land. The tract is mostly level with a gentle slope towards the back boundary line. In other words, the overall topography doesn't get much better. There's a small half-acre pond located near the Southern back boundary line. The tract consists of a mixture of mature pines and hardwoods, approx. a 50/50 split. The timber will provide sustainable value for years to come. Did I mention home sites?! There's substantial buildable acreage for your own private estate and/or multiple estates for that matter. With 500ft of frontage on HWY 441/Macon HWY, the property could be divided into multiple estate lots. The other attributes include an established interior road system, convenient location half a mile from Bishop & 1.5 miles from Watkinsville, OCHS & OCMS school system, and more. For additional information or to set up a showing, contact Travis Ebbert @ 706-614-8840.

**Travis Ebbert**

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

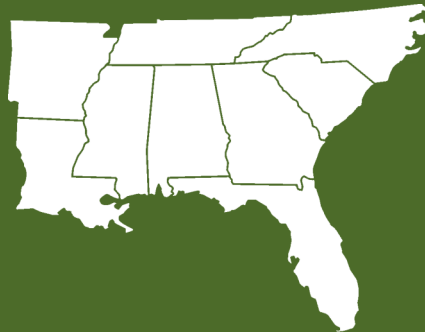
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**Southern  
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