



**Byington Place**

**10.52 Acres**

*Wilkinson County, GA*

**\$65,000**

**\$6,167/Acre**

*Asking Price*

- Paved Road Frontage
- Electricity Available
- Convenient Location
- Small Pond
- Access
- Recently Cleared

## ABOUT THE PROERTY

**Byington Place**, 10.54 Acres located on Laurel Branch Road in Wilkinson County, is the ideal acreage for a comfortable home place or mini farm. The property has ~ 937 feet of paved road frontage, providing great access or the opportunity to split the parcel into smaller lots for family and friends. The small spring fed pond on the north side of the property adds diversity and can be a great water source for livestock or enlarged for a larger fish pond. The soils are primarily upland with characteristics suitable for development. Convenient to Milledgeville, Macon, or Dublin, this property provides fantastic opportunity for those looking for a rural home place, mini farm, or weekend getaway.



A Land Brokerage &  
Forestry Services Company

2044 Northside Road  
Perry, Georgia 31069

Phone: 912-678-5920  
Email: [jack.frankhouser@ghland.com](mailto:jack.frankhouser@ghland.com)

Estimated Property Taxes: 371.78


Destination	Distance
Milledgeville	14 min
Macon	32 min
Dublin	40 min
Atlanta	1 hour 50 min

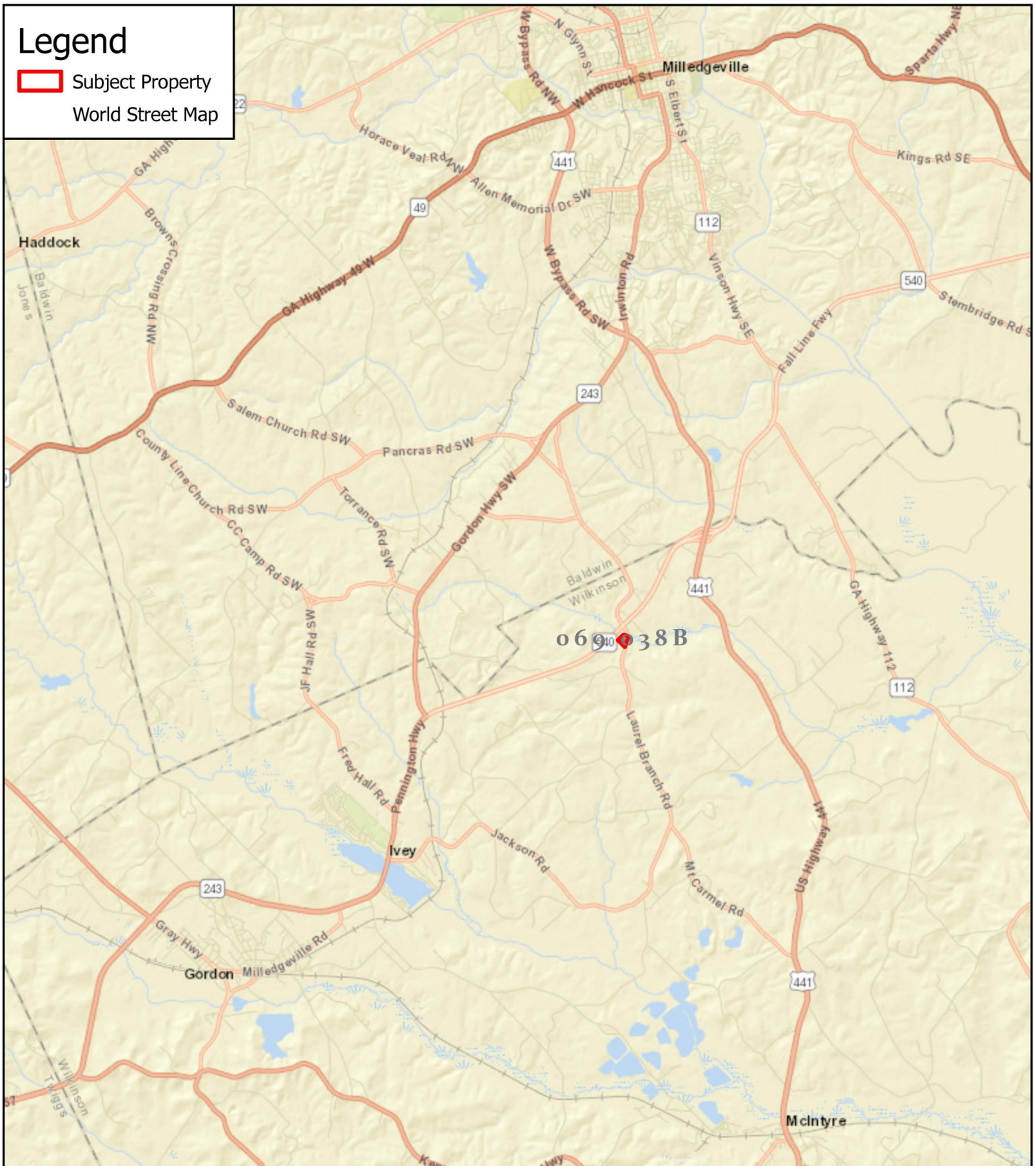






# Legend

-  Subject Property
-  World Street Map



## Wilkinson County 10.52 Acres Location Map



JACK R FRANKHOUSER, ALC  
REALTOR/FORESTER  
ACCREDITED LAND CONSULTANT  
912-678-5920 | GHAND.COM

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.2634°W 32.9675°N




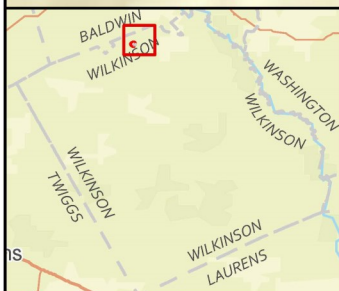
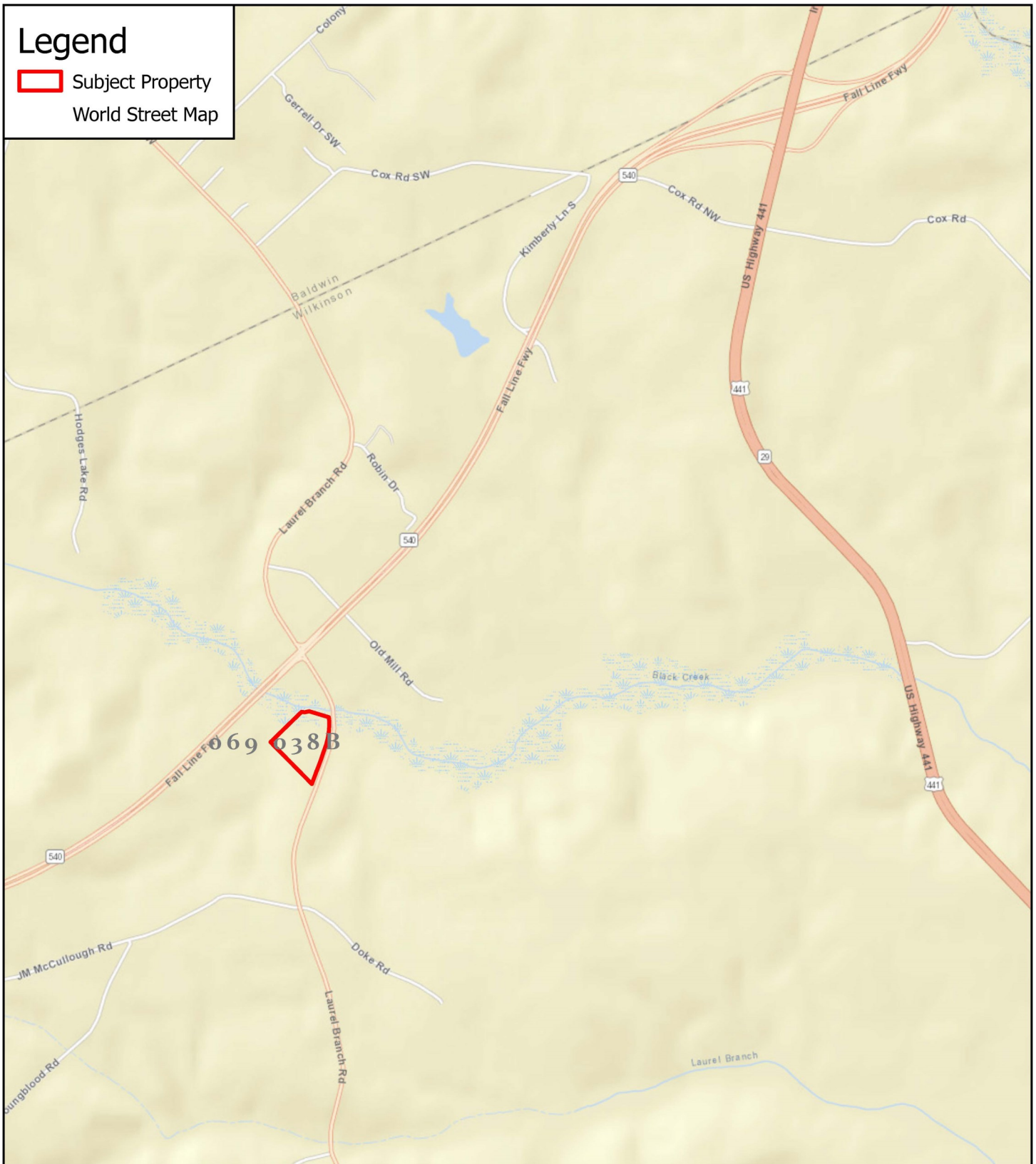
1 inch equals 13,217 feet

0 5,000 10,000  
Feet



# Legend

-  Subject Property
-  World Street Map



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.226°W 32.9616°N



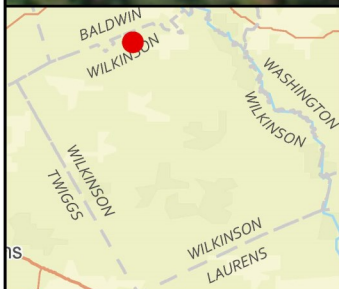
1 inch equals 2,217 feet

0 1,500 3,000 Feet



# Legend

 Subject Property



## Wilkinson County 10.52 Acres NAIP Satellite Imagery - 2019



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.2356°W 32.9556°N



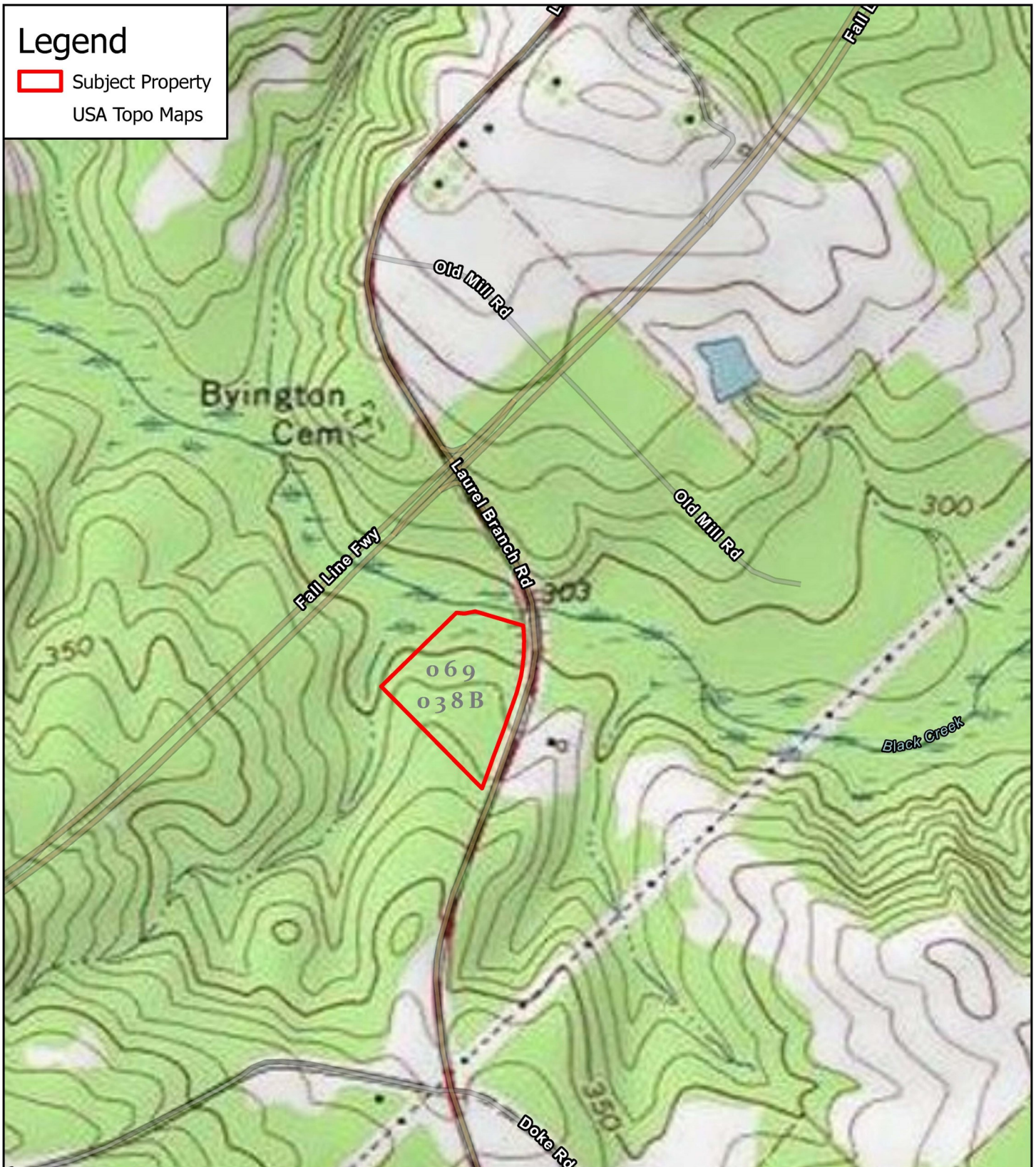
1 inch equals 152 feet

0 105 210 Feet



# Legend

-  Subject Property
- USA Topo Maps



## Wilkinson County 10.52 Acres Topo Map



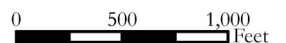
JACK R FRANKHOUSER, ALC  
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2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.2344°W 32.9573°N



1 inch equals 908 feet





ALAN B. & WINSTON SIBLEY  
DEED BOOK 82, PAGES 403 - 404  
PLAT BOOK 1, PAGE 49  
(SITE OF OLD MILL)

POINT OF REFERENCE (FOR)  
88' RE-BAR FOUND ON RW  
AT PROPERTY LINE SEPARATING  
THIS TRACT FROM OLD MILL ACRES  
RECORDED IN PLAT BOOK 16, PAGE 31.

CLIFFORD A. & SHIRLEY JEAN PENNINGTON  
DEED BOOK 275, PAGE 303

Plat Doc: PLAT  
Recorded 03/12/2021 12:30PM  
  
CINDA S. BRIGHT  
Clerk Superior Court, Wilkinston  
County, Ga.  
Bk 00020 Pg 0296  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 5341355839

FALL LINE FREEWAY  
(GEORGIA DEPARTMENT OF TRANSPORTATION)  
DEED BOOK 208, PAGES 686 - 700

TRACT "A"  
10.52 ACRES  
80' R/W



RECORD NORTH BY MAGNETIC COMPASS

PARTIAL TABULATION OF BEARINGS AND DISTANCES  
(INCLUDING RW OF LAUREL BRANCH CHURCH ROAD)

COURSE	BEARING	DISTANCE
1-2	Rac. S 82° 32' 30" W	AC 50.71
2-3	One S 09° 00' 00" W	373.23
3-4	S 20° 29' 30" W	590.75
4-5	N 20° 29' 30" E	590.75
5-6	Rac. 1003.34'	594.17
6-7	One S 04° 15' 21" E	566.09
7-8	S 81° 22' 28" E	111.20
	S 70° 11' 13" E	247.25

TABULATION OF CORNER MARKERS

- 1-127 RE-BAR SET ON RW
- 2-COMPUTED CORNER ON RW, NO IRON PIN SET
- 3-127 RE-BAR SET ON RW
- 4-127 RE-BAR SET
- 5-127 RE-BAR SET
- 6-127 RE-BAR SET
- 7-METAL FENCE POST FOUND
- 8-METAL FENCE POST FOUND
- 9-METAL FENCE POST FOUND
- 10-COMPUTED CORNER AT HIGH WATER MARK
- 11-COMPUTED CORNER AT HIGH WATER MARK
- 12-COMPUTED CORNER AT HIGH WATER MARK
- 13-COMPUTED CORNER AT HIGH WATER MARK
- 14-COMPUTED CORNER AT HIGH WATER MARK
- 15-RAILROAD IRON FOUND
- 16-RAILROAD IRON FOUND
- 17-RAILROAD IRON FOUND
- 18-4" SQUARE CONCRETE MARKER FOUND
- 19-STEEL AXLE FOUND
- 20-STEEL AXLE FOUND
- 21-STEEL AXLE FOUND
- 22-COMPUTED CORNER ON RW, NO IRON PIN SET



SURVEYOR'S CERTIFICATION

THE FIELD DATA FROM WHICH THIS MAP OR PLAT IS BASED  
HAS A CLOSE RESECTION OF ONE FOOT IN 17,035' AND  
AN ANGULAR ERROR OF 127" PER ANGLE POINT, AND WAS  
ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT  
HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO  
BE ACCURATE WITHIN ONE FOOT IN 744,292' FEET.

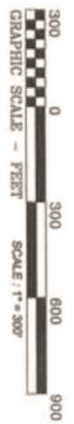
SURVEYED: MARCH THRU JUNE, 2006

PLAT: JULY 10, 2006

EQUIPMENT USED: TOPCON GPT 5003

JOB NUMBER: 06109WV

GEORGIA RECONSTITUTION NUMBER 1679



NOTE: THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS NOT SHOWN AT THE  
TIME OF SURVEY. THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.

SURVEY OF PROPERTY  
FOR THE  
Estate of Amos G. Byington  
LYING IN LAND LOTS 165 & 166  
FIFTH LAND DISTRICT  
GMD 1505  
WILKINSON COUNTY, GEORGIA  
REFERENCE: DEED BOOK 124, PAGE 477

CP - COMPUTED POINT - NO IRON PIN SET.

FRANCES FOUNTAIN AVANT  
DEED BOOK 202, PAGE 534  
PLAT BOOK 11, PAGE 219

NOTE: POINTS 9 THRU 15 DEFINE THE HIGH  
WATER OF BLACK CREEK AS LOCATED IN  
PLAT BY O. Z. LONO, COUNTY SURVEYOR,  
DECEMBER 3, 1930 IN PLAT BOOK 16, PAGE 31.

TRACT "B"  
179.35 ACRES

PAINT & FENCE FOUND ALONG OR NEAR PROPERTY LINE  
S 45° 33' 48" E 308.16'

WILLIAM D. DOWNE  
DEED BOOK 248, PAGE 478  
PLAT BOOK 17, PAGE 86

WINNIE M. LESLIE  
DEED BOOK 130, PAGE 342  
PLAT BOOK 6, PAGE 277

MANOR RUTH HENDERSON  
DEED BOOK 103, PAGE 344  
PLAT BOOK 6, PAGE 278

FRANCES FOUNTAIN AVANT  
DEED BOOK 202, PAGE 534  
PLAT BOOK 11, PAGE 219

NAN M. HALL  
DB 142 PG 246  
PB 10, PG 226