

FOR SALE

93 Acres on Norman Road

Lincolnton, GA 30817



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$409,200
Lot Size:	93 Acres
Price/Acre:	\$4,400
Zoning:	A-1

- Recreational Land
- Hay Barns and Dairy Barn
- Partially Cleared
- Creek

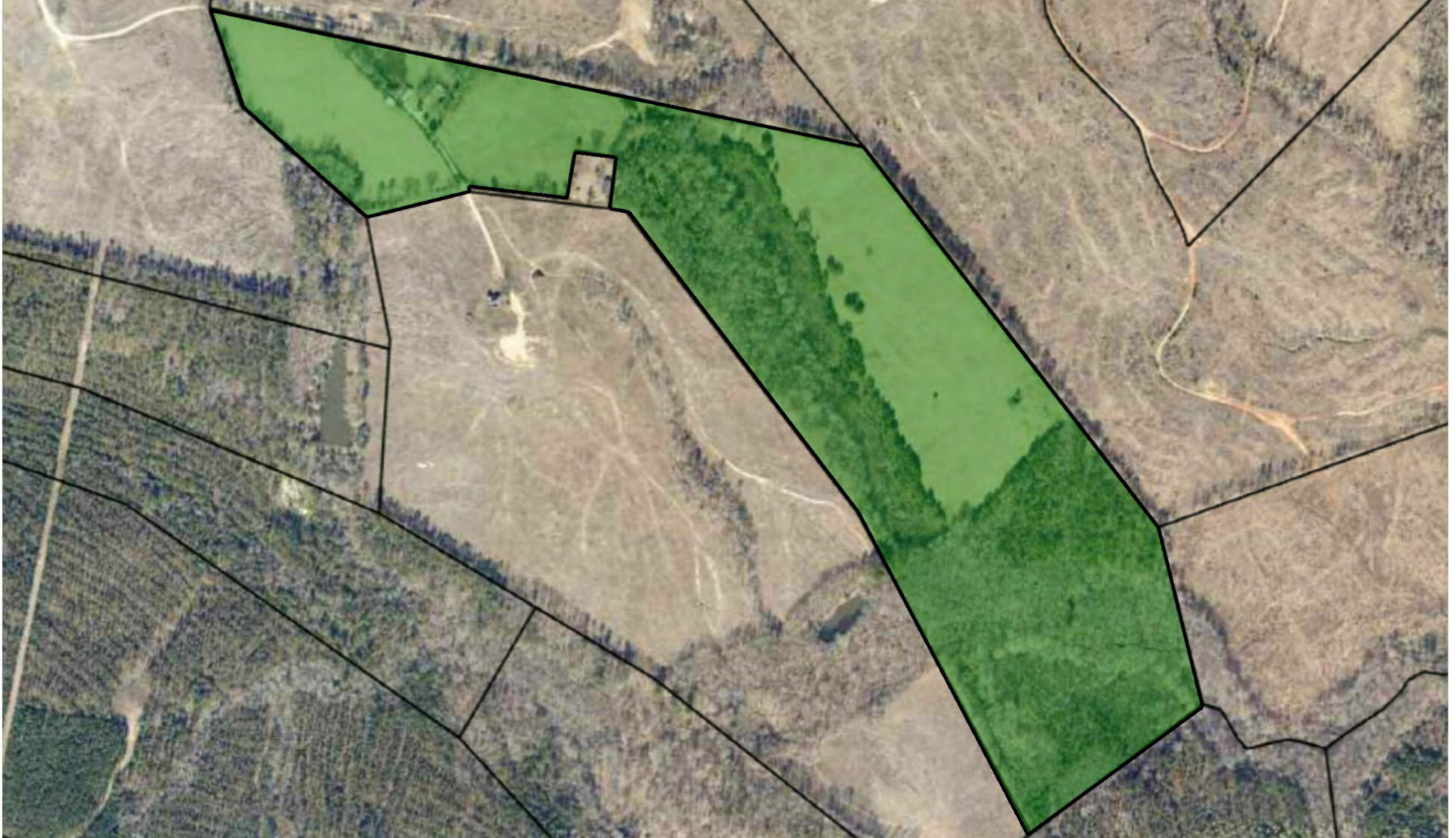
PROPERTY OVERVIEW

Meybohm Commercial is excited to bring to the market this 93 acre farm stead/recreational tract located in North Lincoln County, Georgia! This is a unique old dairy farm tract where my aunt Addie Sue Norman Talbert grew up. It has been in her family for a long time. Down Norman Road off Highway 79 you will find the property that guarantees solitude and tranquility. There are well established pastures along with mixed timberland, ideal for the hobby farm and forested hunting land with an abundance of turkeys and white-tail deer. A beautiful creek cuts across the property which waters the livestock and wildlife and has created a small marshy area at the back of the property where the wood ducks love to roost. Located on the property there are a couple of hay barns and the old concrete block dairy barn that could be renovated into a first-class hunting lodge or get away cottage. There is electricity and fiber optic to the property and Norman Road that leads to the property is county owned and maintained. This is a gem!

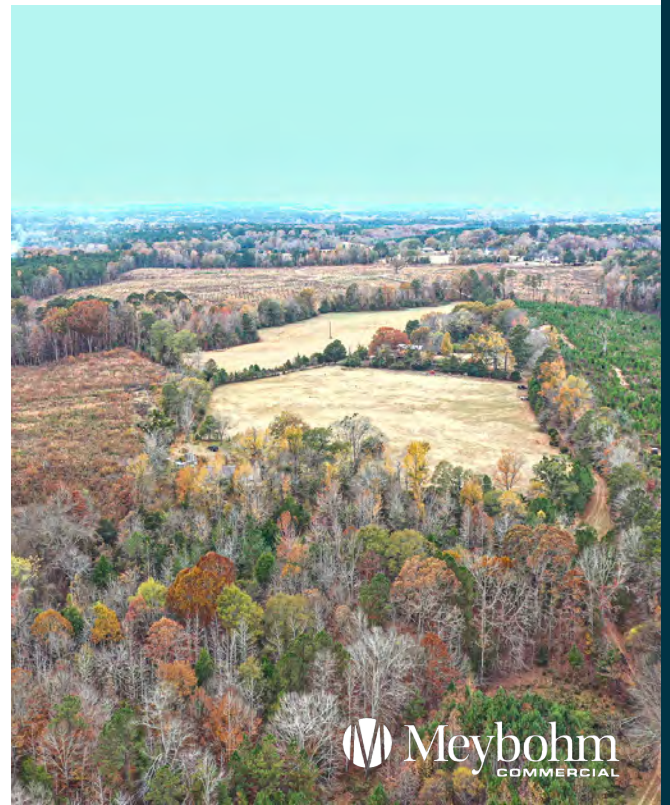
LOCATION OVERVIEW

The property is located 10 miles north of Lincolnton, Georgia, off Highway 79 at the end of Norman Road. Approximately 2.5 miles to Lake Thurmond.

AERIAL PHOTO WITH BOUNDARY









RESERVED FOR THE CLERK OF SUPERIOR COURT

Plat Doc: PLAT
Recorded 02/21/2022 10:13AM

AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
COURT County, Ga.
Bk E2022 Pg 0016
Penalty: \$0.00
Interest: \$0.00
Participants: 0402829220

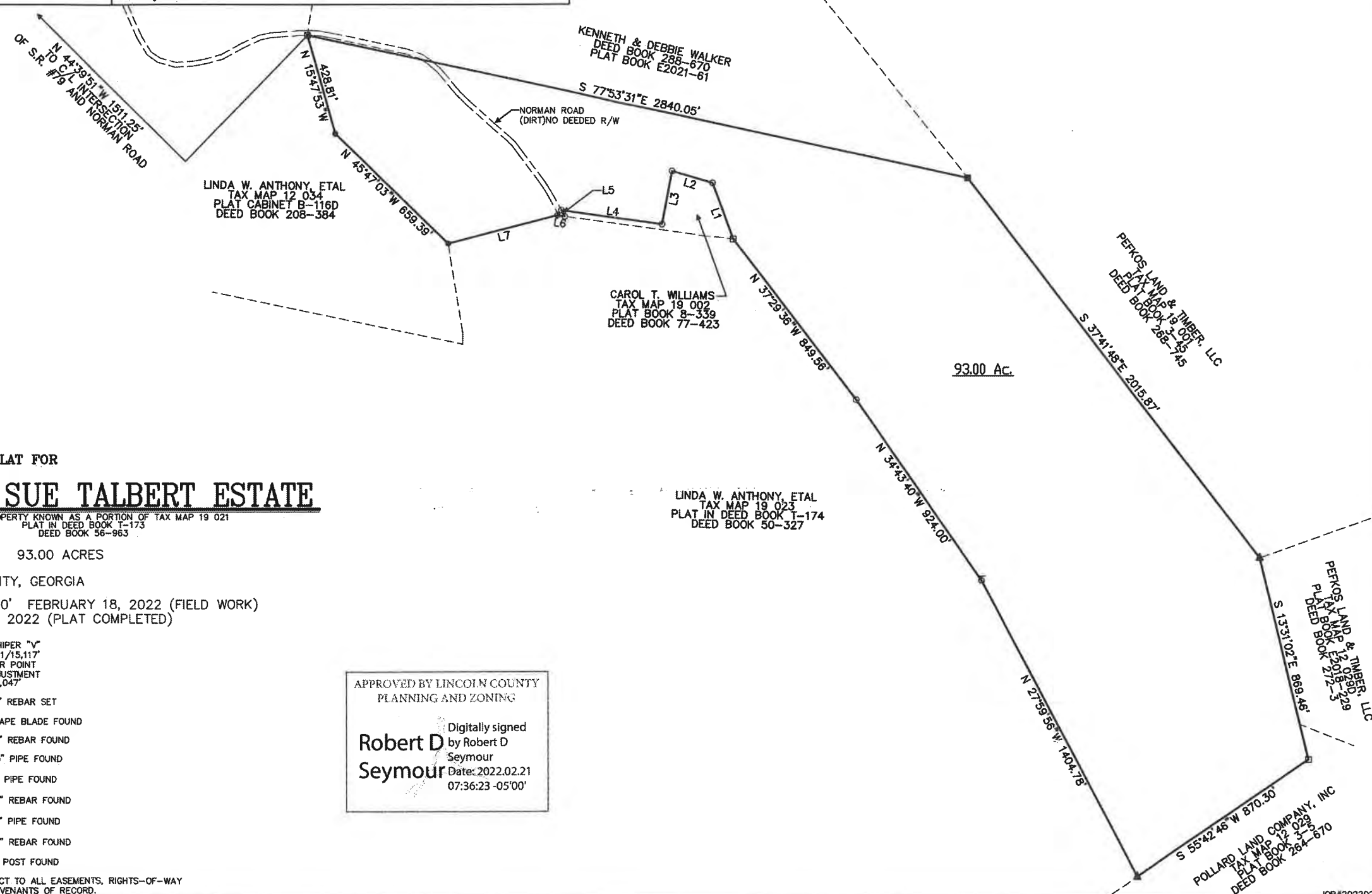
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT
SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY
BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER
INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION,
AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR
SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND
SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET
FORTH IN O.C.G.A. SECTION 15-6-67.

JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 2/18/2022



MATTISON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION LSF00690
P.O. BOX 714
LINCOLN, GEORGIA 30817
706-359-5853
EMAIL: jfmatt2@nu-z.net

Course	Bearing	Distance
L1	N 20°26'54" W	250.30'
L2	N 73°51'48" W	178.13'
L3	S 10°44'12" W	226.30'
L4	N 82°13'48" W	429.95'
L5	S 28°11'38" E	29.24'
L6	N 82°11'48" W	30.82'
L7	S 75°32'31" W	472.93'



BOUNDARY PLAT FOR

ADDIE SUE TALBERT ESTATE

SHOWING PROPERTY KNOWN AS A PORTION OF TAX MAP 19 021
PLAT IN DEED BOOK 1-173
DEED BOOK 56-963

187th. G.M.D. 93.00 ACRES

LINCOLN COUNTY, GEORGIA

SCALE: 1"=300' FEBRUARY 18, 2022 (FIELD WORK)
FEBRUARY 18, 2022 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER "V"
TRAVERSE CLOSURE 1/15,117
ANGLE ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT
MAP CHECK 1/1,227,047

- - 1/2" REBAR SET
- ☒ - SCRAPE BLADE FOUND
- - 1/2" REBAR FOUND
- ▲ - 1.25" PIPE FOUND
- - 1.5" PIPE FOUND
- - 3/4" REBAR FOUND
- ◆ - 1/2" PIPE FOUND
- ⊞ - 5/8" REBAR FOUND
- - TEE POST FOUND

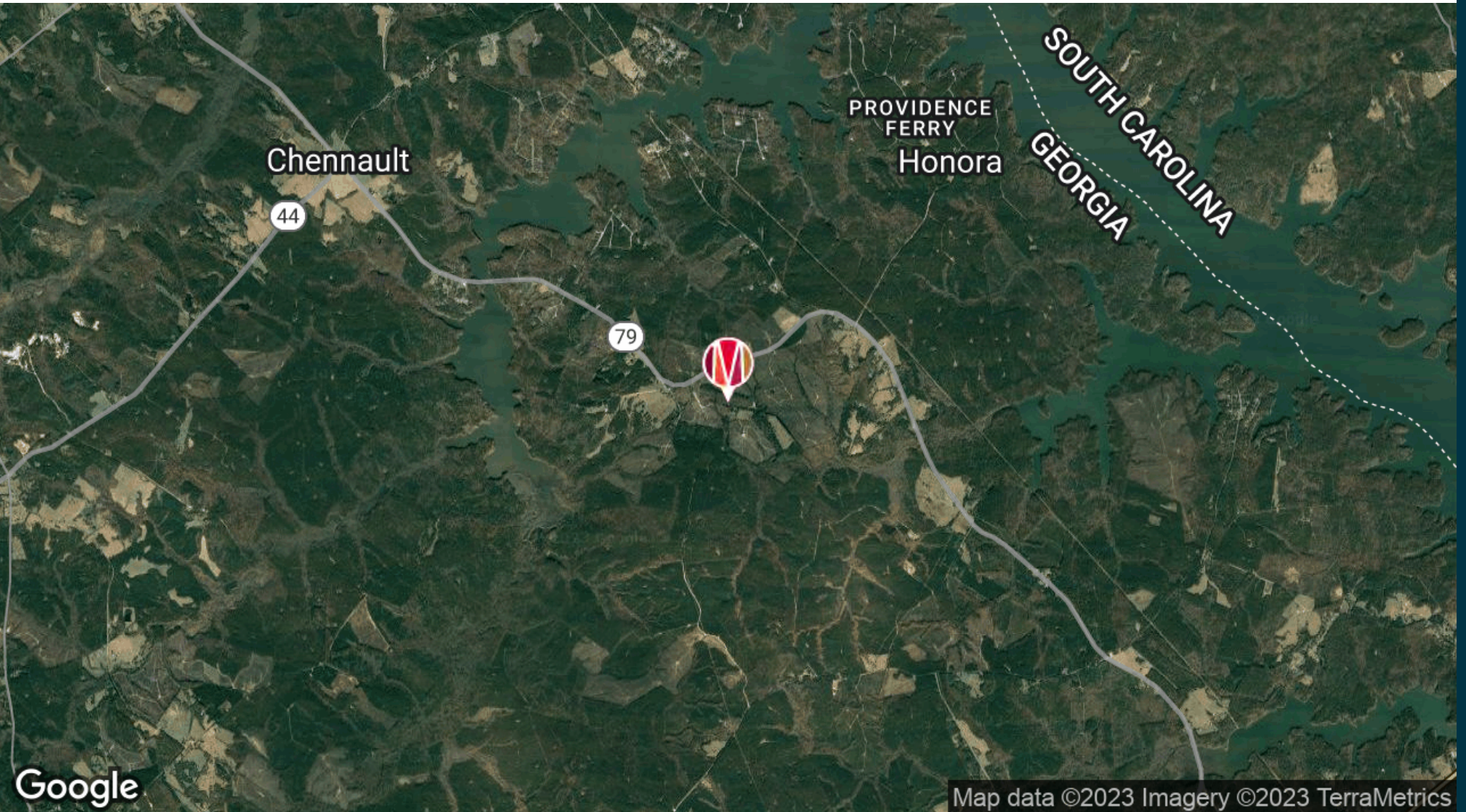
THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY
AND PROTECTIVE COVENANTS OF RECORD.

APPROVED BY LINCOLN COUNTY
PLANNING AND ZONING

Digitally signed
by Robert D
Seymour
Date: 2022.02.21
07:36:23 -05'00'

JOB#2022027L

LOCATION MAP

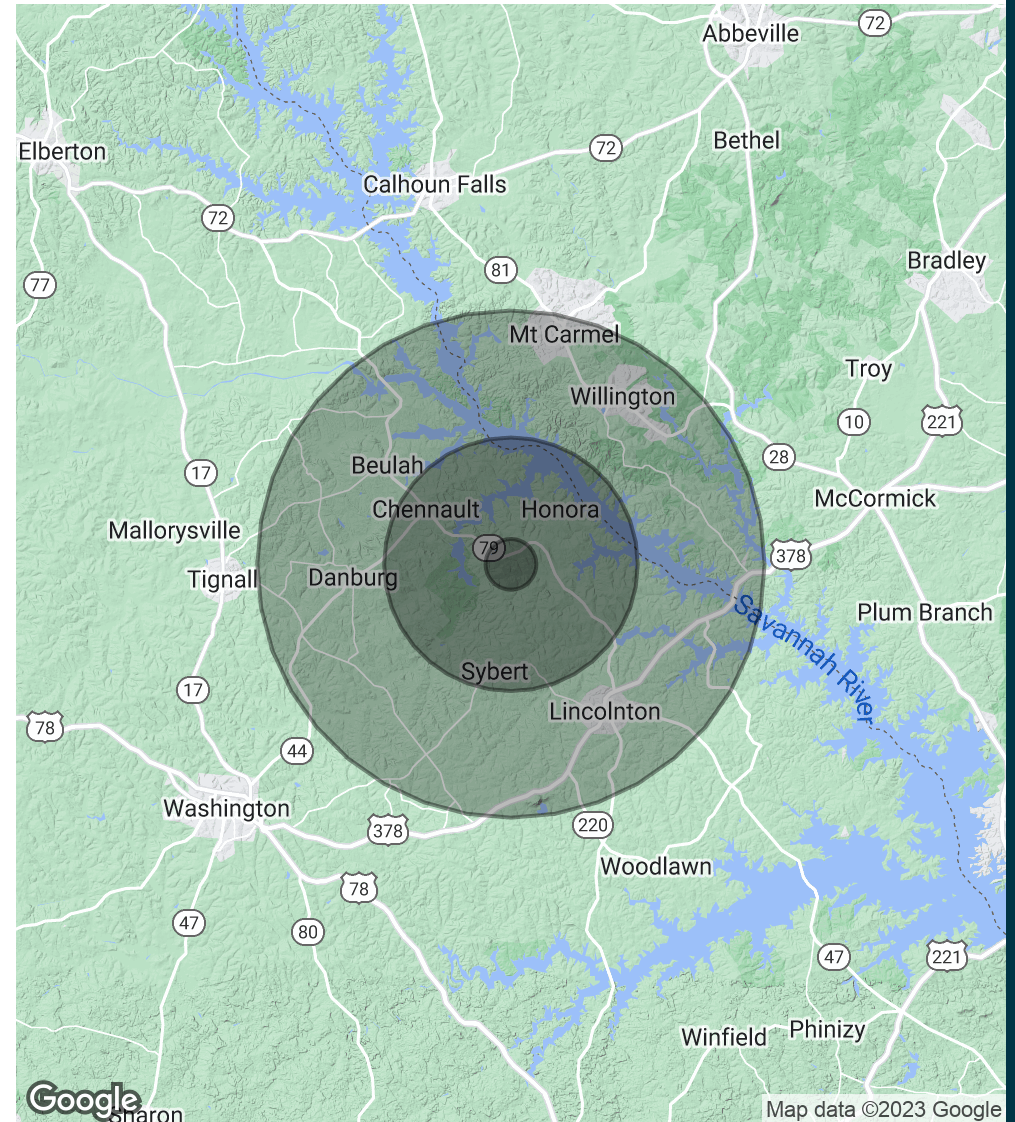


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	29	924	7,340
Average Age	44.0	50.6	51.0
Average Age (Male)	44.3	49.3	48.6
Average Age (Female)	39.4	50.2	52.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	37	911	4,663
# of Persons per HH	0.8	1.0	1.6
Average HH Income	\$24,009	\$29,406	\$40,099
Average House Value	\$218,100	\$156,645	\$173,752

* Demographic data derived from 2020 ACS - US Census





TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, 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.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com