

LAND FOR SALE



+/- 26.87 ACRES

Center Hill Church Road,
Loganville, Georgia
Walton County

LIST PRICE: \$537,400
(Shown by Appointment Only)

CONTACT INFORMATION:

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HIGHLIGHTS

- +/- 26.87 Acres
- Zoned A-2, rural estate
- East Walton County location
- Heavily forested tract bordered by a creek providing good aesthetic appeal
- Site characteristics that appear well suited for use as an acreage residential estate tract
- County water available
- School districts as follows:
 - Elementary school: Sharon
 - Middle school: Loganville
 - High school: Loganville

SUMMARY DESCRIPTION OF PROPERTY

Property Description: A \pm 26.87-acre tract of land;
less and except right-of-ways
and subject to easements of
record

Address: Center Hill Church Road,
Loganville, Georgia 30052

Legal Description: Land Lot 240 of the 4th
District, Walton County,
Georgia. Described in Deed
Book 43 - Page 434 and shown
in Plat Book 6 - Page 126;
less and except right-of-ways
and subject to easements of
record

Tax Parcel Number: C0280023

Land Area- \pm 26.87 acres; less and except
right-of-ways and subject to
easements of record

Zoning: A-2, rural estate

Utilities: Public water and electric
service

School districts: Sharon Elementary
Loganville Middle School
Loganville High School

Buildings and site
improvements: None

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Information in this report is believed to be accurate; however, no liability is assumed for
omissions and/or errors

DIRECTIONS

From the intersection of Georgia Highway 20 and U.S. Highway 78 in the city of Loganville travel southwest on Georgia Highway 20 approximately 0.80 of a mile and turn left on North Sharon Church Road. Travel south on North Sharon Church Road approximately 3.7 miles and turn left on Center Hill Church Road. From the intersection of Center Hill Church Road and North Sharon Church Road travel east on Center Hill Church Road approximately 900 feet and the property is located on the right or the south side of Center Hill Church Road.

PROPERTY DESCRIPTION

+/- 26.87 ACRES, Center Hill Church Road, Loganville, Walton County, Georgia

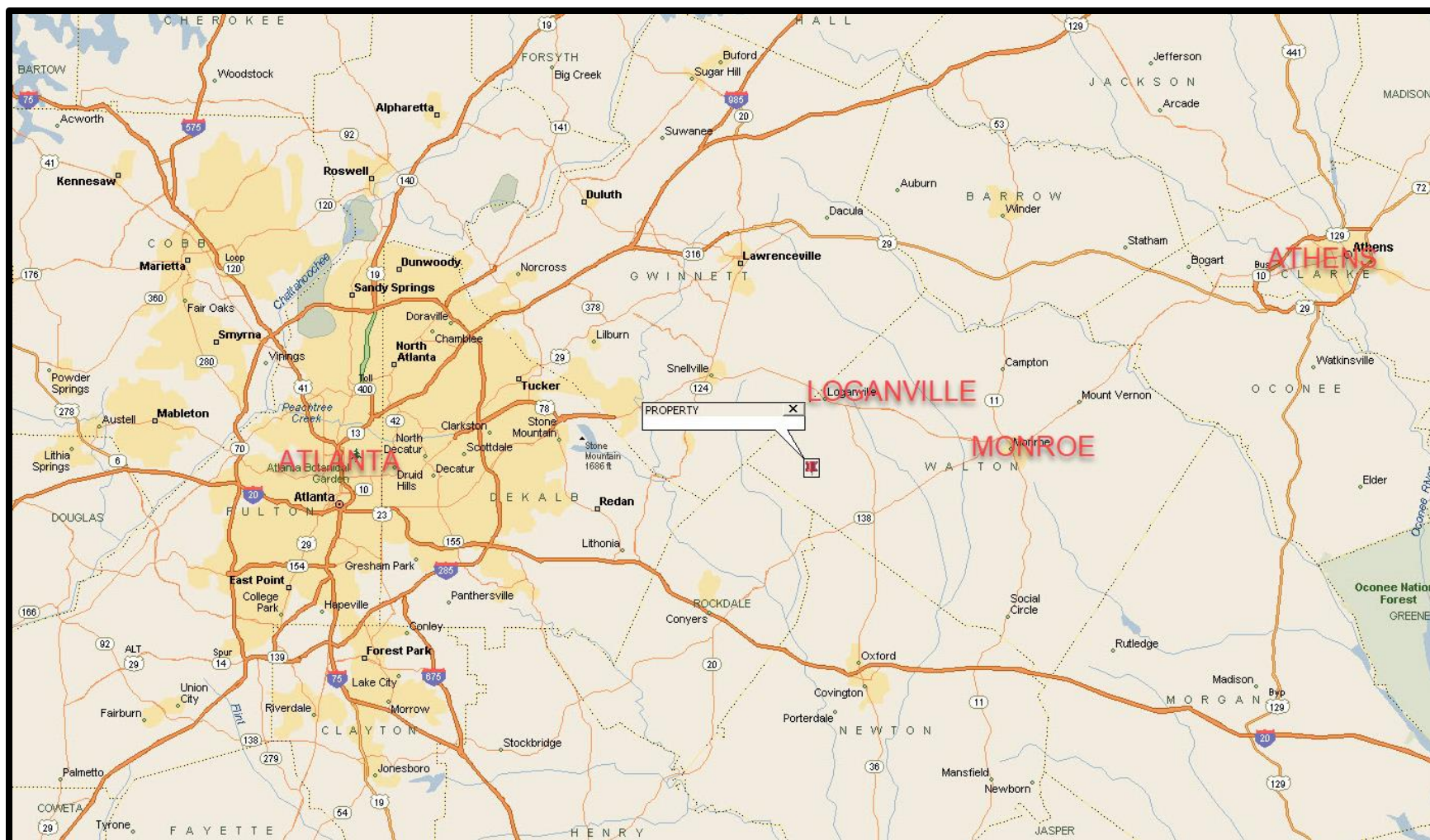
This listing consists of a (+/-) 26.87-acre tract of land zoned A-2, rural estate, located along Center Hill Church Road approximately 900 feet east of its intersection with South Sharon Church Road which provides the site with access to the city of Loganville to the north. The property is located in the extreme central-west section of Walton County, Georgia, approximately 5 miles south of the city of Loganville, 8 miles southeast of the city of Snellville, 13 miles southwest of the city of Monroe, and 27 miles northeast of downtown Atlanta, Georgia. The property is also located approximately 3 miles east of the boundary with Gwinnett County and 3 miles north of the boundary with Rockdale County.

According to county tax assessor records, the tract contains (+/-) 140 linear feet of road frontage along Center Hill Church Road which is a 2-lane, asphalt paved, public right-of-way and provides access to Georgia Highway 20 to the west and Georgia Highway 81 to the east. The tract is heavily wooded with a mixture of mature hardwood and pine trees and has a rolling topography. The east boundary of the property borders and is formed by a creek which appears to be a perennial and is (+/-) 3-6 feet wide (with normal rainfall). The tract is bordered on its north boundary by Center Hill Church Road, it is bordered on its east boundary by a creek which forms the boundary line with several acreage tracts improved with single-family dwelling units, it is bordered on its south boundary by a vacant acreage tract, and it is bordered on its west boundary by a privately owned golf course. The surrounding 2-mile area is primarily a single-family residential district that contains a mixture of custom-built homes on acreage tracts and single-family residential tract developments. Major traffic arteries within the surrounding 5-mile area include GA Highway 20, US Highway 78, GA Highway 81, and GA Highway 138 which all provide access to shopping and employment districts. Major points of interest within the surrounding 1-mile area include Sharon Elementary School and a privately operated golf course open to the public (with a usage fee). The tract has great potential as a residential acreage estate tract (s). The acreage estimate of (+/-) 26.87 acres was obtained from Walton County tax assessor records which appears to have utilized information obtained from a survey performed in 1956 that was prepared prior to the creation of the Center Hill Church Road right-of-way. The property is shown by appointment only; please do not enter the tract without permission.

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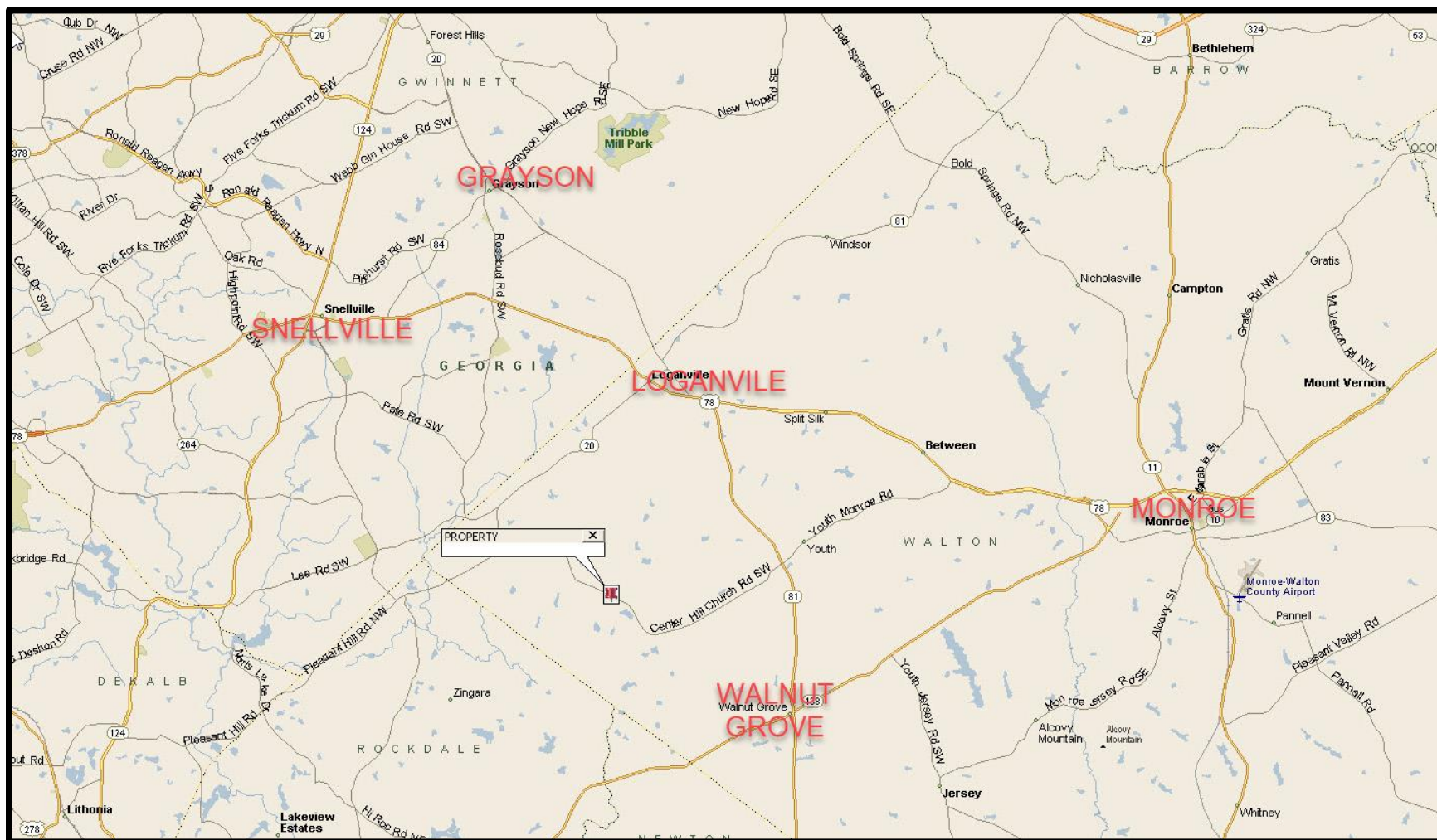
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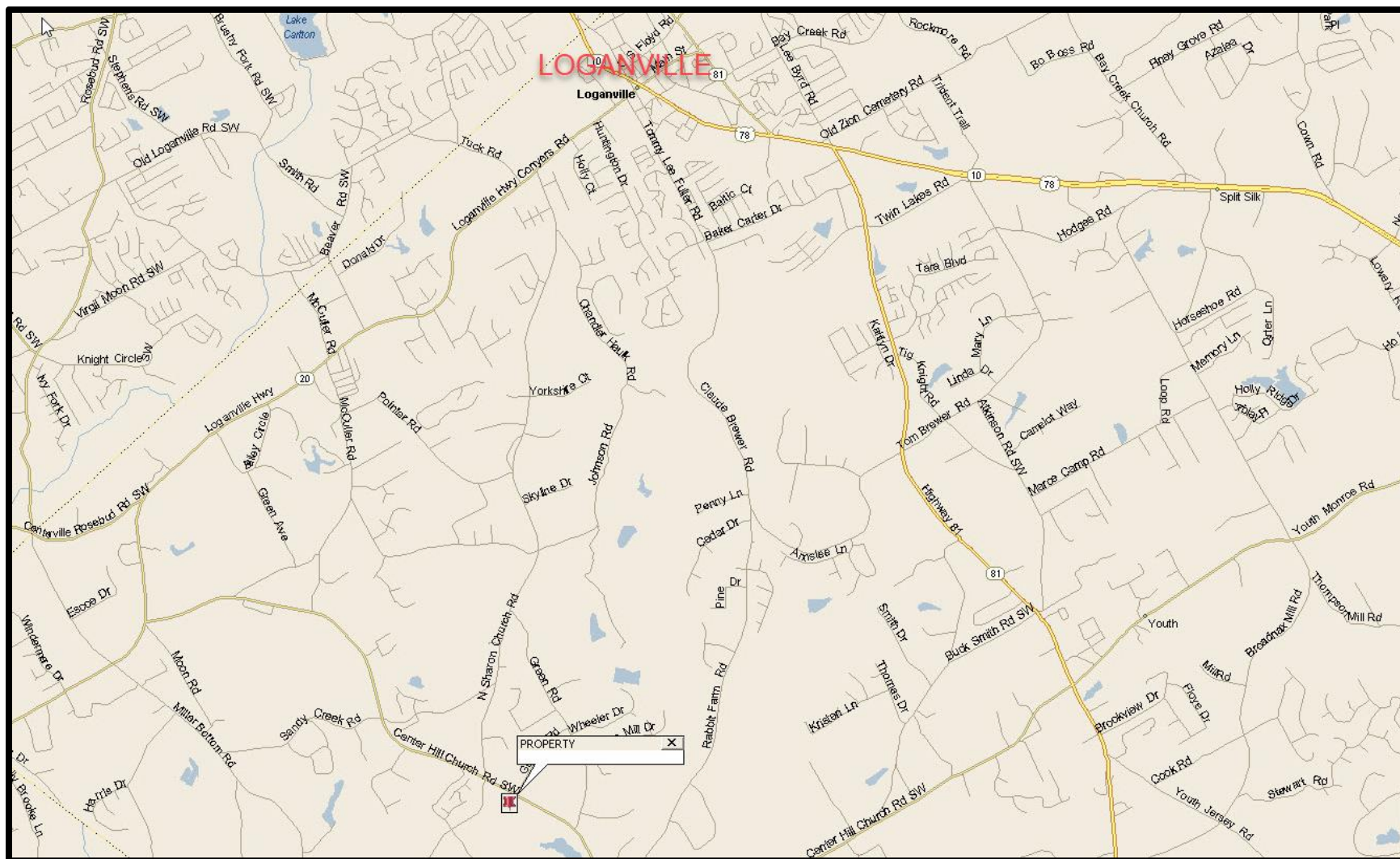
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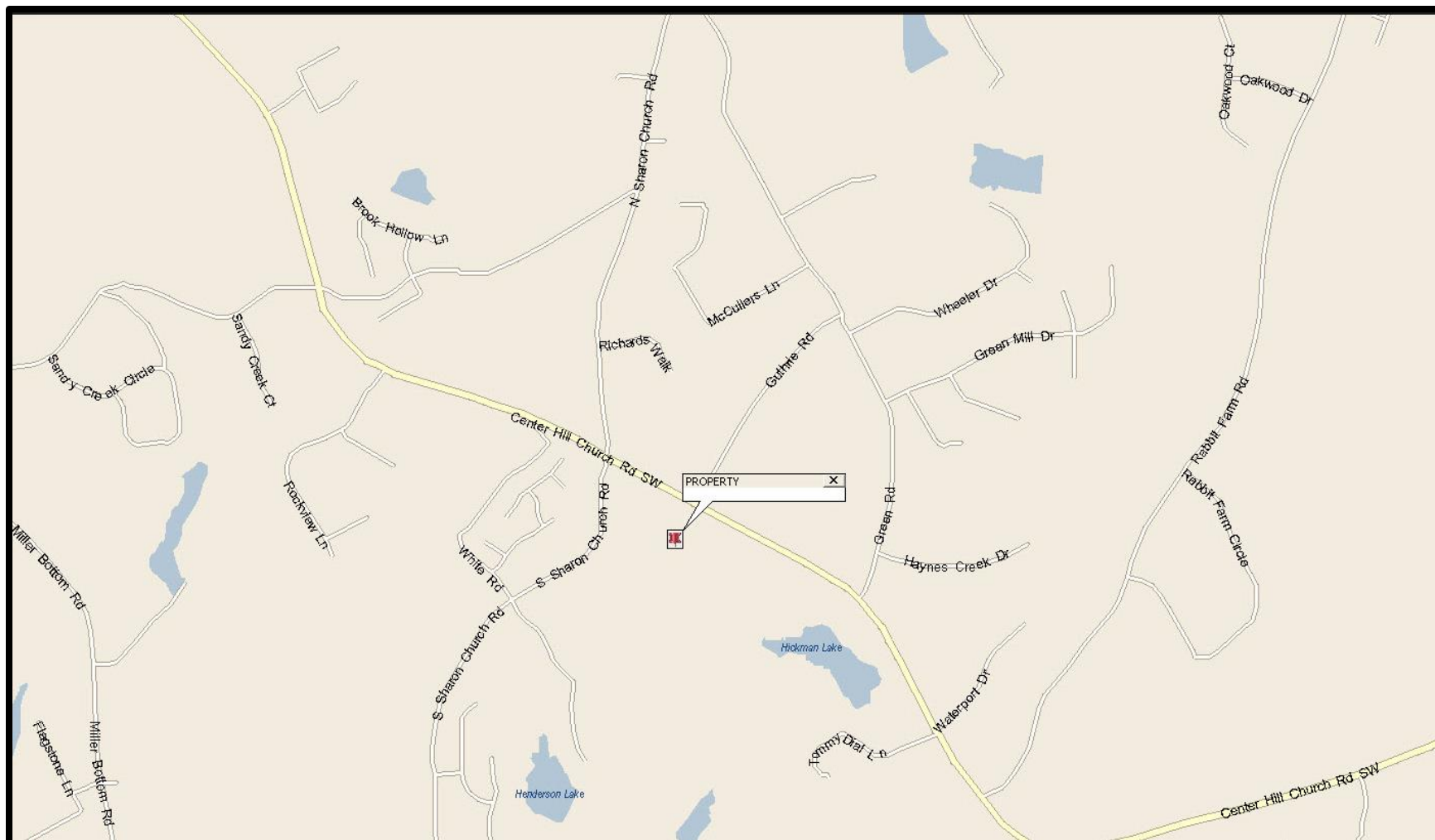
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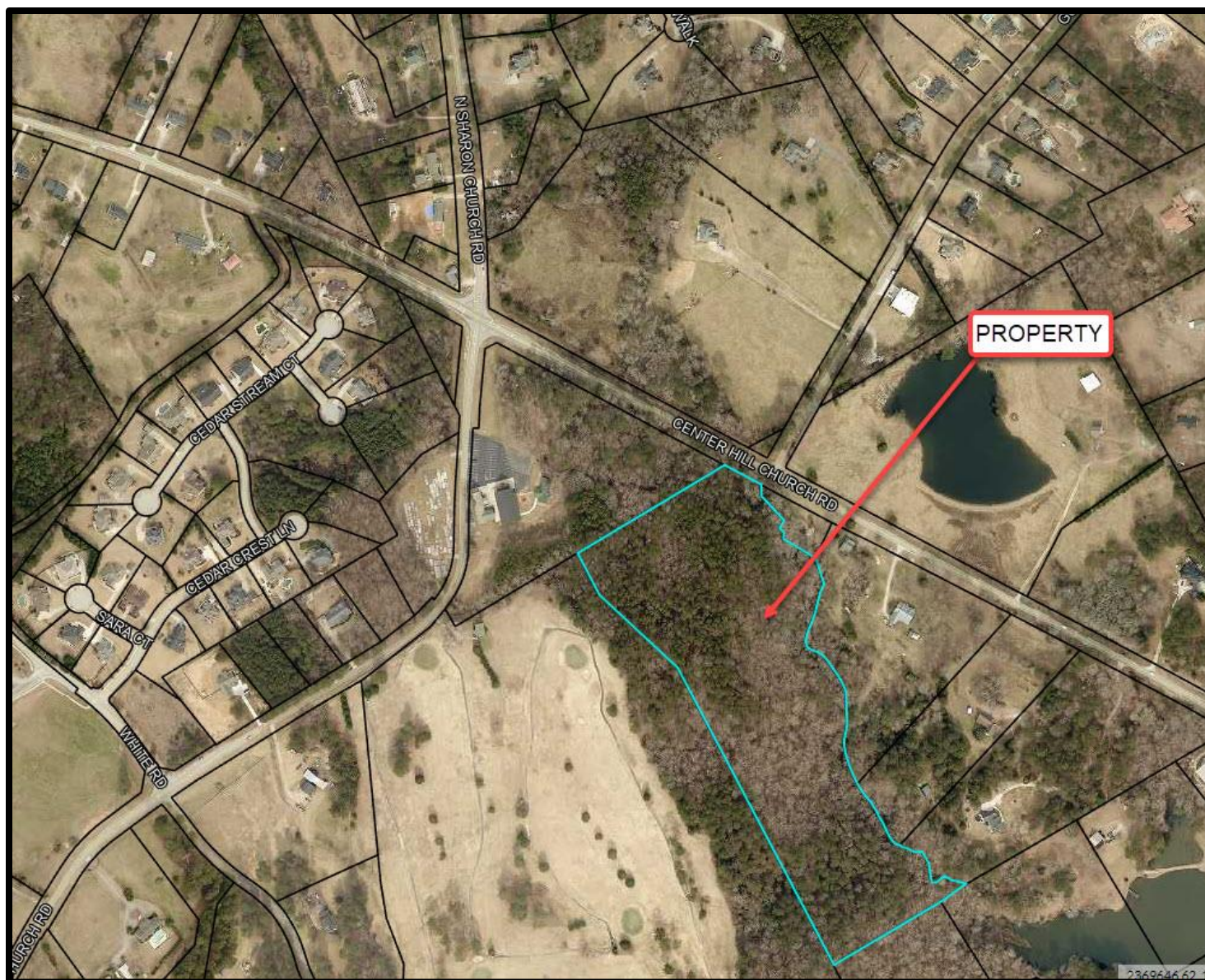
PROPERTY TAX PLAT



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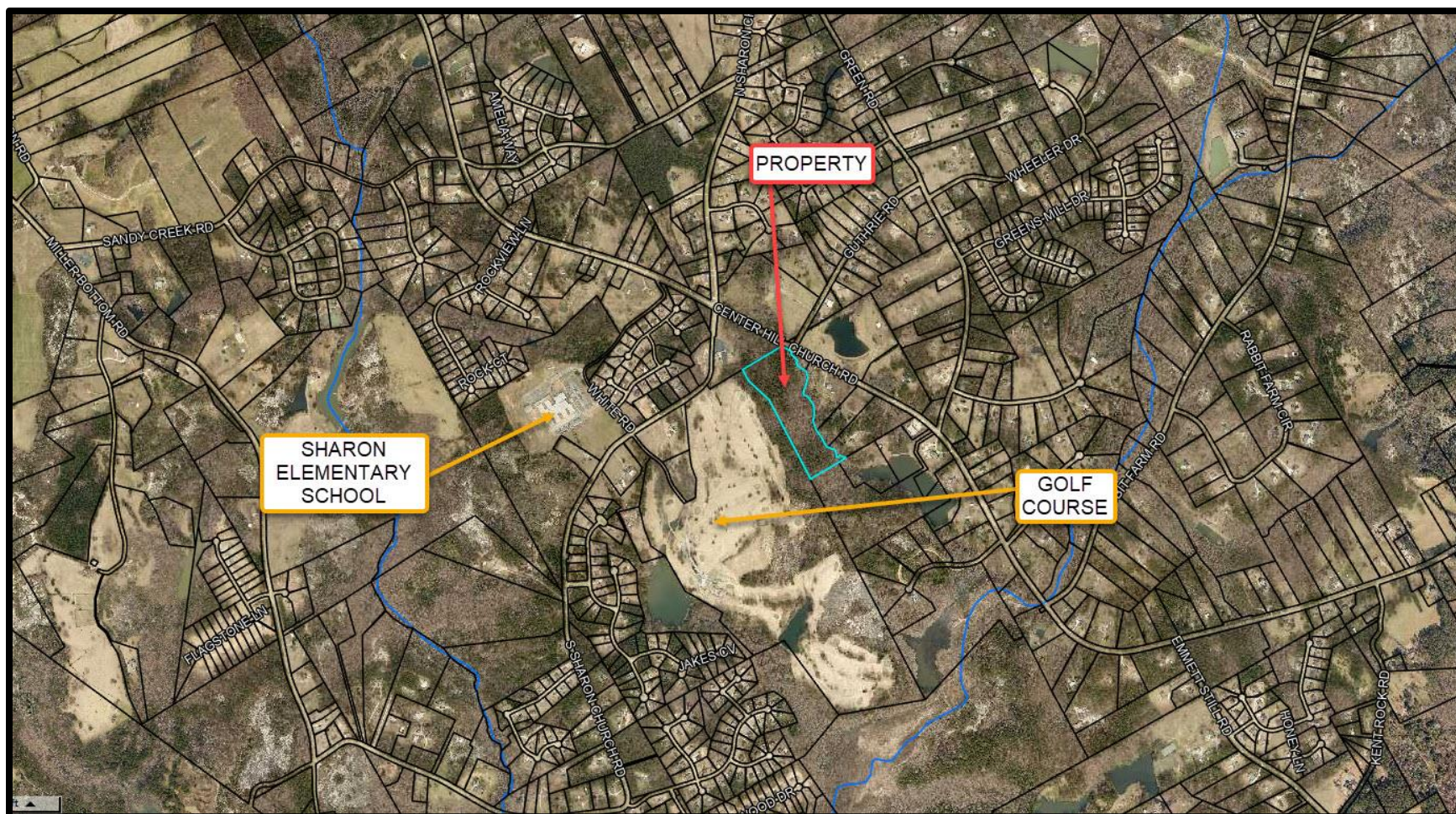
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TOPOGRAPHY TAX MAP

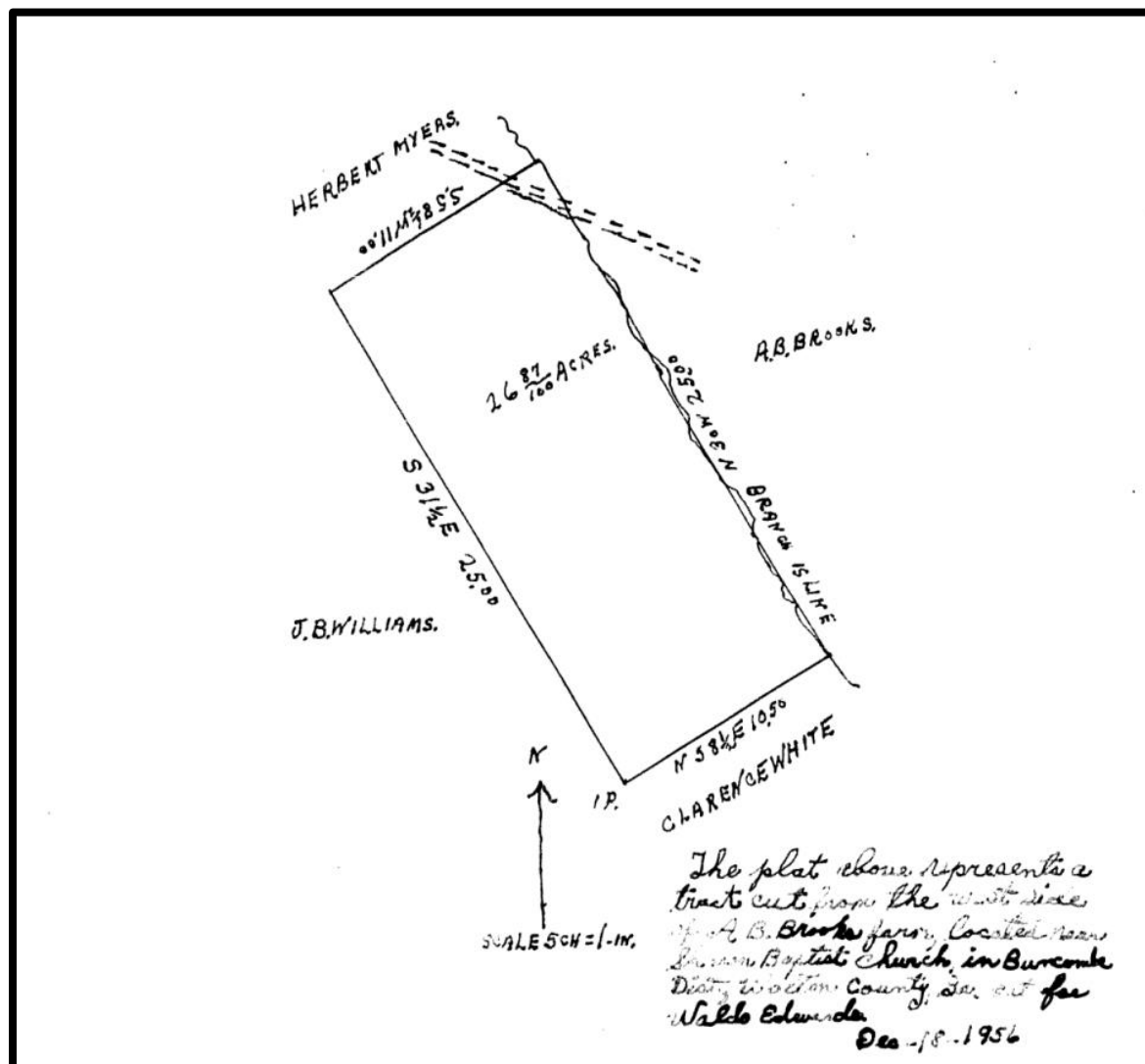


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RECORDED PLAT (PLAT BOOK 6 – PAGE 126)

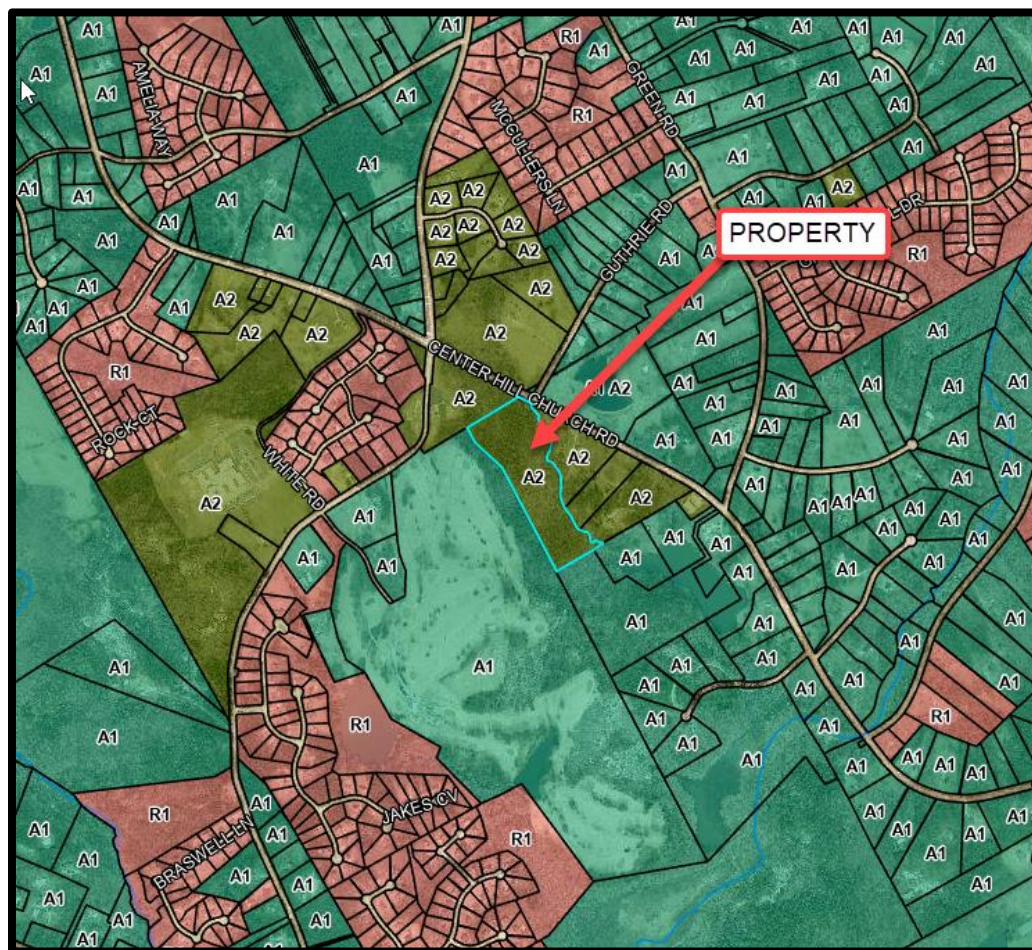


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ZONING MAP (Zoned A-2, WP-1)



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ZONING INFORMATION

3. Facility – Septic Tank and Public Water

Land Development District and Type of Dwelling	Minimum Lot Area (Square Feet)	Minimum Lot Size per Dwelling Unit (Square Feet)**	Minimum Lot Width (Feet)***	Maximum Impervious Surface (%)
A Agricultural	5 ac	5 ac	300	15
A1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	150	15
A2 Single-Family	65,340 (1.5 ac)	65,340 (1.5 ac)	150	15
R1 Single-Family	43,560 (1 ac)	43,560 (1 ac)	150	40
R2 Two-Family	43,560 (1 ac)	21,780 (0.5)	150	40
R3 Multi-Family	NA	NA	NA	NA
MHP	43,560 (1 ac)	43,560 (1 ac)	150	25
O-I	25,500	25,500	100	75
B1	25,500	25,500	100	75
B2	25,500	25,500	100	75
B3	25,500	25,500	100	75
M1	25,500	25,500	100	75
M2	25,500	25,500	100	75

Section 160 Big Haynes & Alcovy Watershed Protection Overlay District (W-P1)

A. Purpose and Intent

The intent of this Land Development District is to protect the designated watershed area from the possible adverse effects of residential and non-residential development such as the leaching of septic systems, increased storm water runoff, sedimentation and other sources of water pollution, in order to insure water quality. All property within this Land Development Overlay District shall simultaneously carry the Land Development District designation of the underlying Land Development District as well as the W-P1 designation.

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PROPERTY PHOTOGRAPHS



PHOTO 1, PROPERTY FROM CENTER HILL CHURCH ROAD FACING SW

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PHOTO 2, CENTER HILL CHURCH ROAD FACING WEST

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PHOTO 3, NORTH SECTION OF SITE

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PHOTO 4, NORTH SECTION OF SITE

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PHOTO 5, NORTH SECTION OF SITE

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PHOTO 6, NORTH SECTION OF SITE

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PHOTO 7, NORTH SECTION OF SITE

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PHOTO 8, NORTH SECTION OF SITE

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PHOTO 9, NORTH SECTION OF SITE

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PHOTO 10, CENTRAL SECTION OF SITE

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PHOTO 11, CENTRAL SECTION OF SITE

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PHOTO 12, CENTRAL SECTION OF SITE

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PHOTO 13, CENTRAL SECTION OF SITE

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PHOTO 14, CENTRAL SECTION OF SITE

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PHOTO 15, CENTRAL-SOUTH SECTION OF SITE

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PHOTO 16, CENTRAL-SOUTH SECTION OF SITE

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PHOTO 17, SOUTH SECTION OF SITE

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PHOTO 18, CENTRAL-EAST SECTION OF SITE – CREEK ALONG EAST BOUNDARY

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PHOTO 19, CENTRAL-EAST SECTION OF SITE – CREEK ALONG EAST BOUNDARY

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PHOTO 20, NORTH SECTION OF SITE

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MAP OF PHOTOGRAPHS NOS 1-4

(LOCATION ARROWS INDICATE APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPHS)



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MAP OF PHOTOGRAPHS NOS 5-7

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MAP OF PHOTOGRAPHS NOS 8-10

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MAP OF PHOTOGRAPHS NOS 11-14

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MAP OF PHOTOGRAPHS NOS 15-20

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