

LAND FOR SALE



+/- 26.81 ACRES

P J East Road
Covington, Georgia
Walton County

LIST PRICE: \$700,000
(Shown by Appointment Only)

CONTACT INFORMATION:

Kevin Witcher, CCIM
Jackson Realty
Mobile Phone: 770-778-7188
Office Phone: 770-267-7557
Email: kwitcher14@yahoo.com



Certified Commercial Investment Member

316 North Broad Street
Monroe, GA 30655



www.JacksonRealtySellsGA.com

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HIGHLIGHTS

- +/- 26.81 Acres
- +/- 389 linear feet of road frontage
- Contains wide scenic creek
- Zoned A-1, single-family residential
- Moderately rolling topography containing mature hardwood trees providing good aesthetic appeal
- Site characteristics that can support a variety of potential uses including the following:
 - Use as a single residential estate lot
 - Division into multiple residential estate lots (likely 2 lots)
 - A variety of recreational uses
- County water available
- Zone 5 school district which allows students to attend school in either of the two following school districts:
 - Walton County School District:
 - Walnut Grove Elementary School
 - Youth Middle School
 - Walnut Grove High School
 - Social Circle School District

SUMMARY DESCRIPTION OF PROPERTY

Property Description: A \pm 26.81-acre tract of land

Address: P J East Road,
Covington, Georgia 30014

Legal Description: Land Lot 101 of the 4th
District, Walton County, GA.
Described in Deed Book 3959 -
Page 1. Shown in Plat Book
107 - Page 68

Tax Parcel Number: C0780019

Land Area- \pm 26.81 acres

Zoning: A-1, rural estate

Utilities: Public water and electric
service

Buildings and site
improvements: None

DIRECTIONS

From the center of the town of Jersey, Georgia (Walton County) travel north along Main Street approximately 1/4 of a mile and keep right along the sharp curve as Main Street turns into Monroe Jersey Road and travel approximately 3/4 of a mile towards Monroe and turn left and travel north on PJ East Road. The site is located approximately 1/2 of a mile north of the intersection of PJ East Road and Monroe Jersey Road on the right or the east side of PJ East Road.

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

PROPERTY NOTES

+/- 26.81 ACRES,
+/- 389 LINEAR FEET OF ROAD FRONTAGE
PJ EAST RD (JERSEY AREA), WALTON COUNTY, GA
CONTAINS SCENIC CREEK

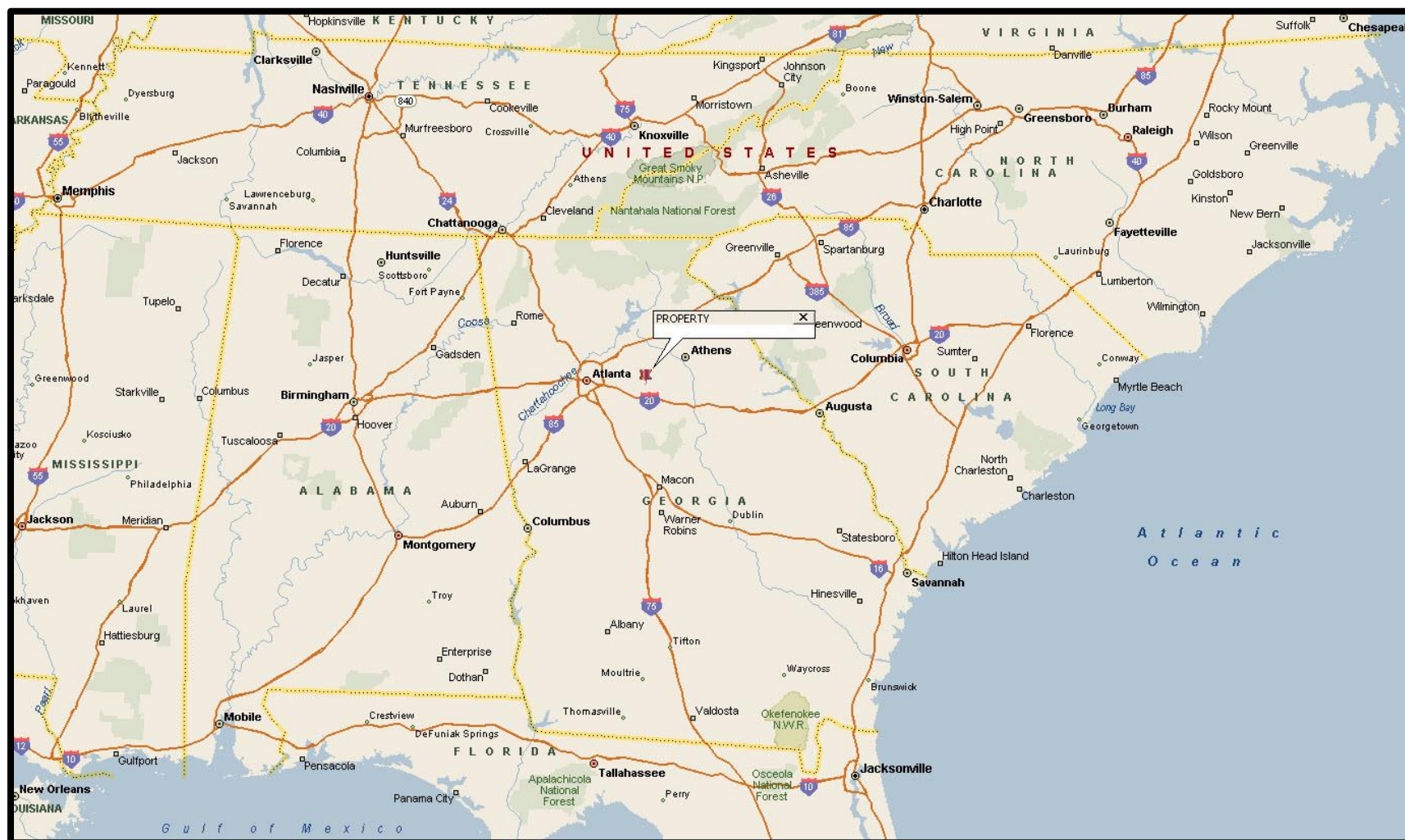
This listing consists of a (+/-) 26.81-acre tract of land zoned A-1, rural estate, located along the east side of PJ East Road approximately 1.5 miles northeast of the town of Jersey, 6 miles southwest of the city of Monroe, and 9 miles southeast of the city of Loganville. The site contains (+/-) 389 linear feet of road frontage along the east side of PJ East Road. County water is available at the street. The site contains a tributary creek to Big Flat Creek which increases the appeal and recreational characteristics of the tract. The area along PJ East Road is a residential/agricultural district with custom-built homes on acreage tracts and scattered single-family residential tract developments. The tract has a moderately rolling topography with good aesthetic appeal and is heavily wooded with mature hardwood trees and a few mature pine trees. The rear section of the site (east section of the site) is bisected by a tributary to Big Flat Creek that is approximately 10-15 feet wide (with normal rainfall) and runs the entire length of the property from north to south. The remaining sections are "uplands" with a moderately rolling topography. The property is located within Zone 5 of the Walton County School District and subject to the terms of an intergovernmental agreement, students residing in Zone 5 shall have the option of attending school in either the Social Circle School District or the Walton County School District. The Walton County schools which serves the property include the Walnut Grove Elementary School, the Youth Middle School, and the Walnut Grove High School. The tract has potential to support use as an acreage residential estate tract, division into multiple acreage tracts (likely 2 sites), and a variety of recreational/agricultural uses. The property is shown by appointment only; please do not enter the site without permission.

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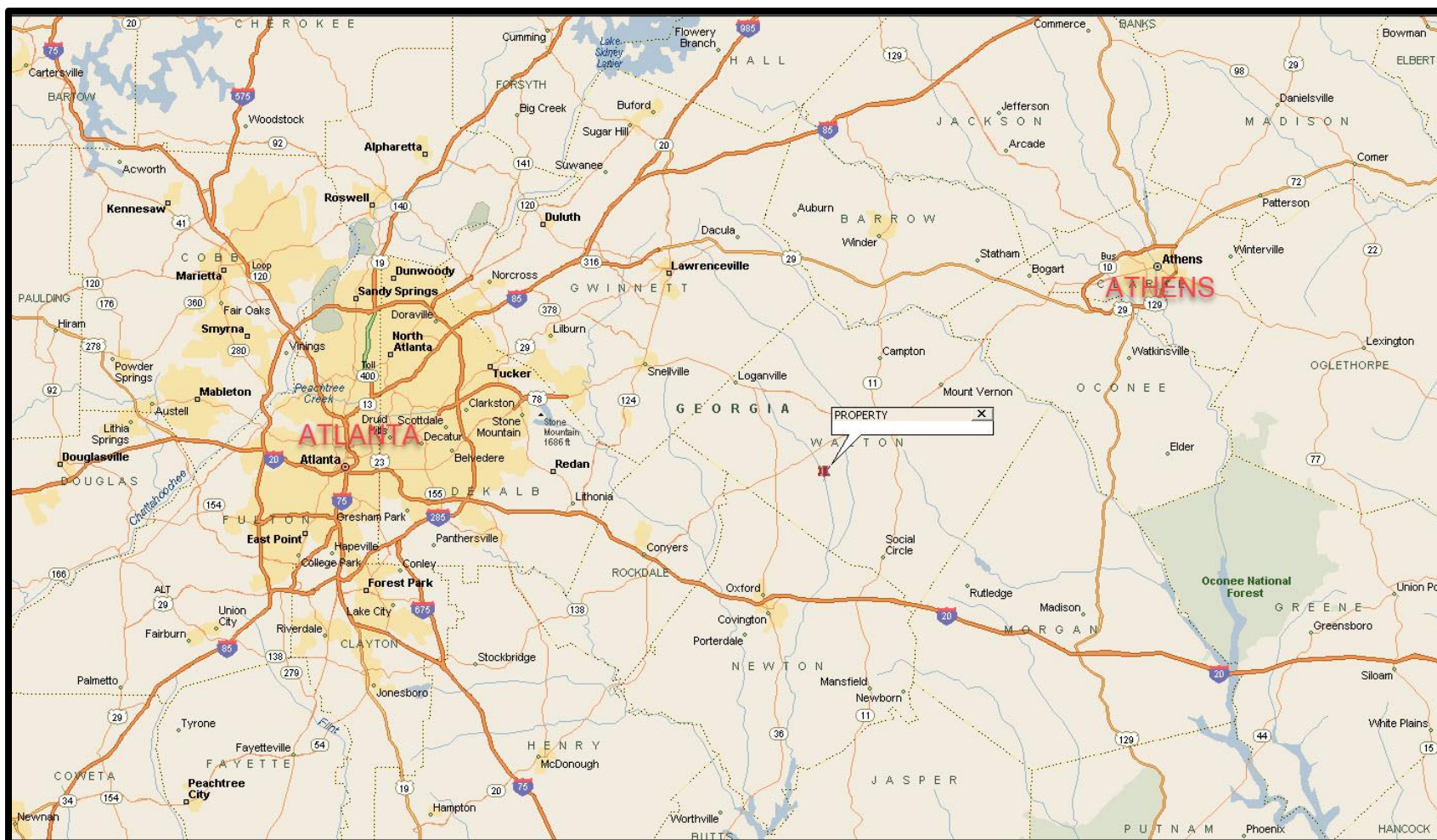
PROPERTY LOCATION MAPS



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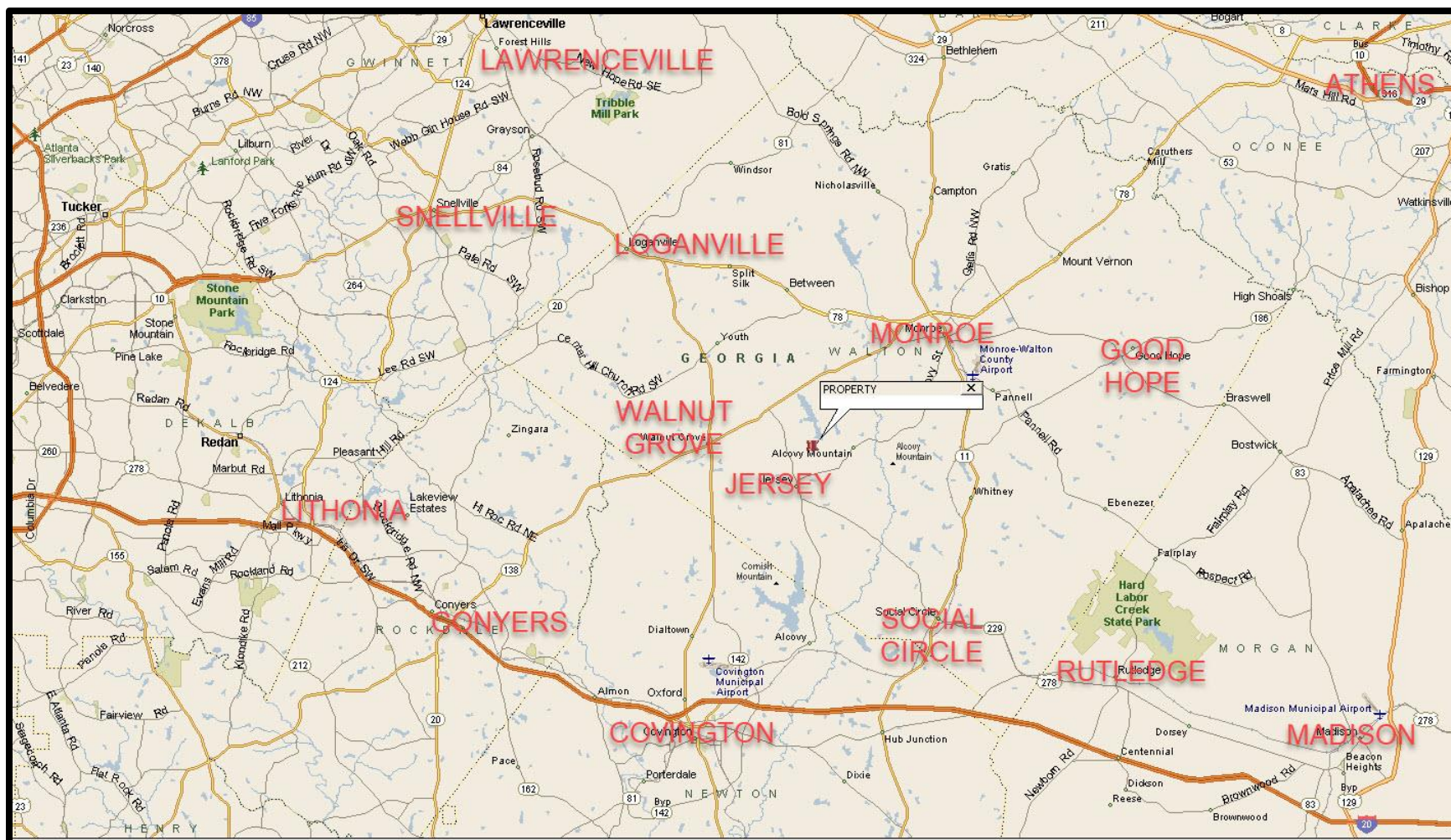
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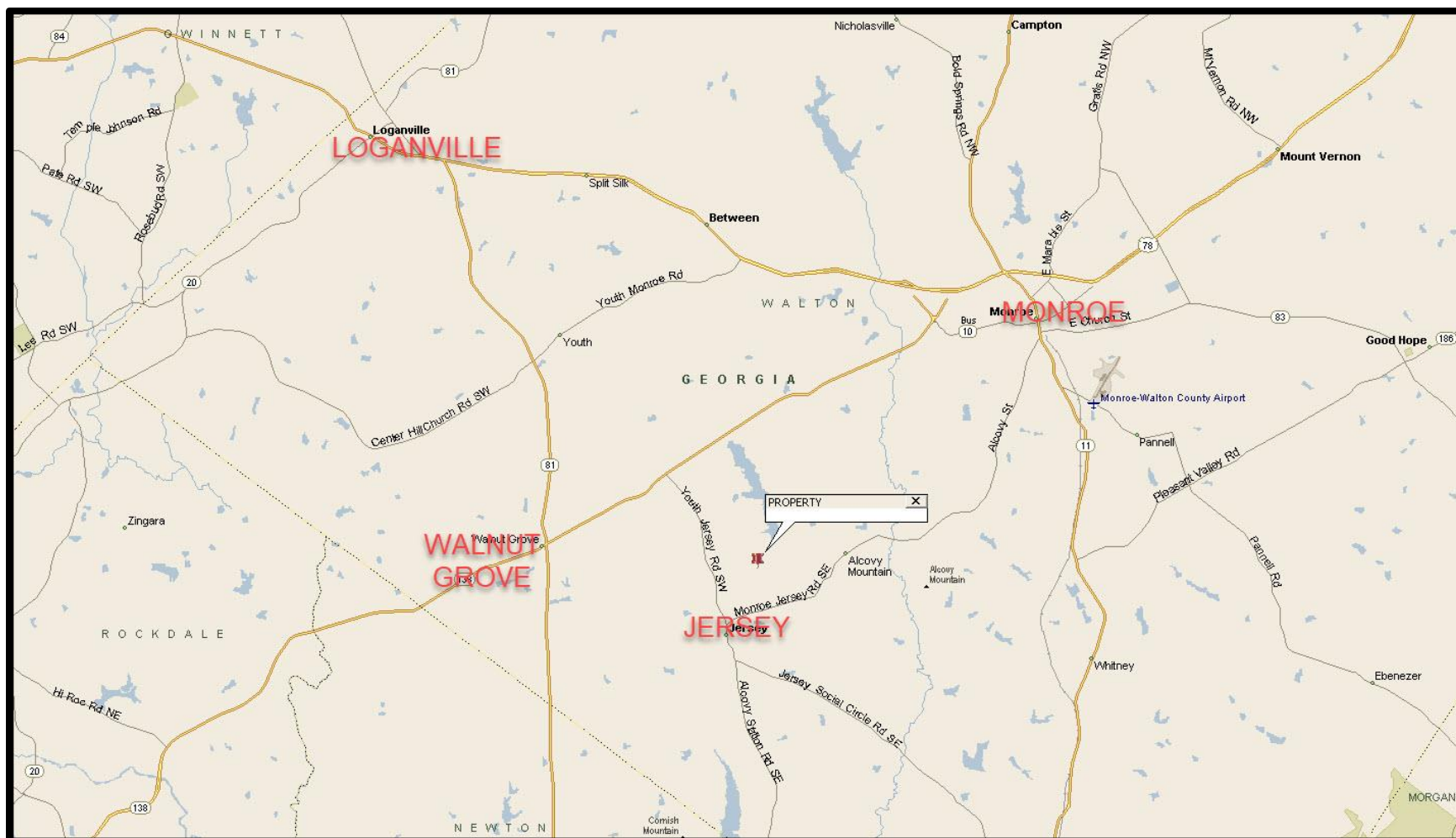
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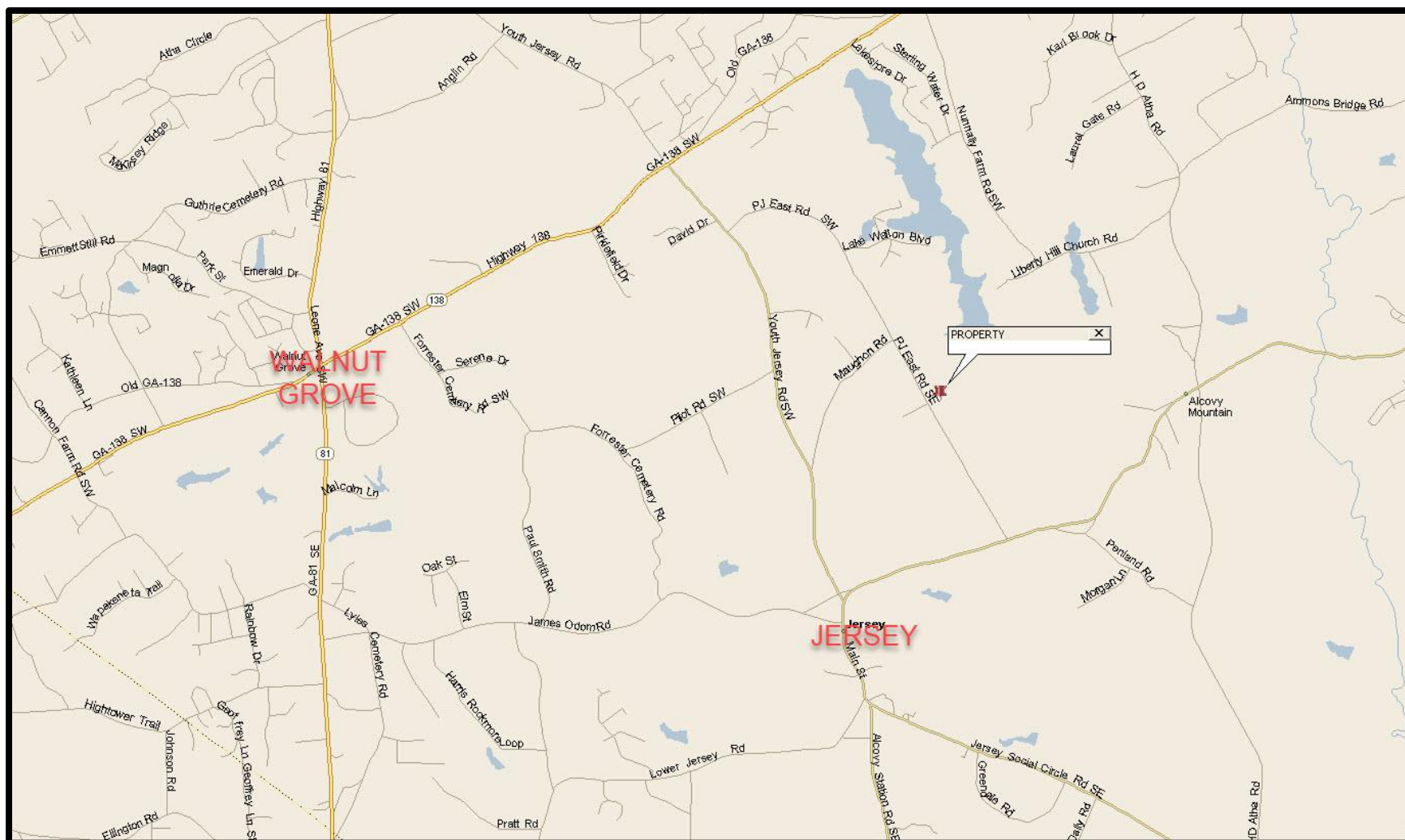
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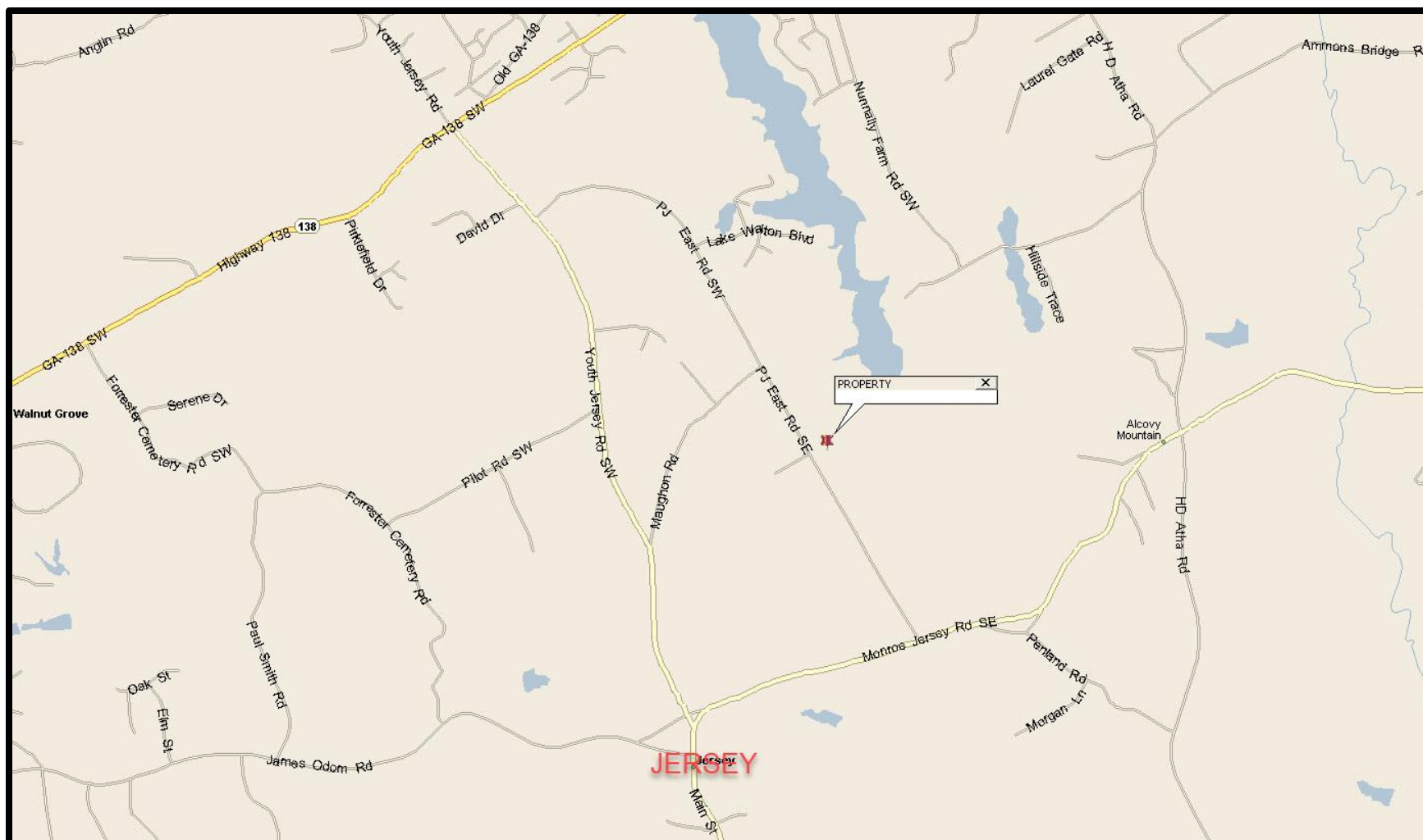
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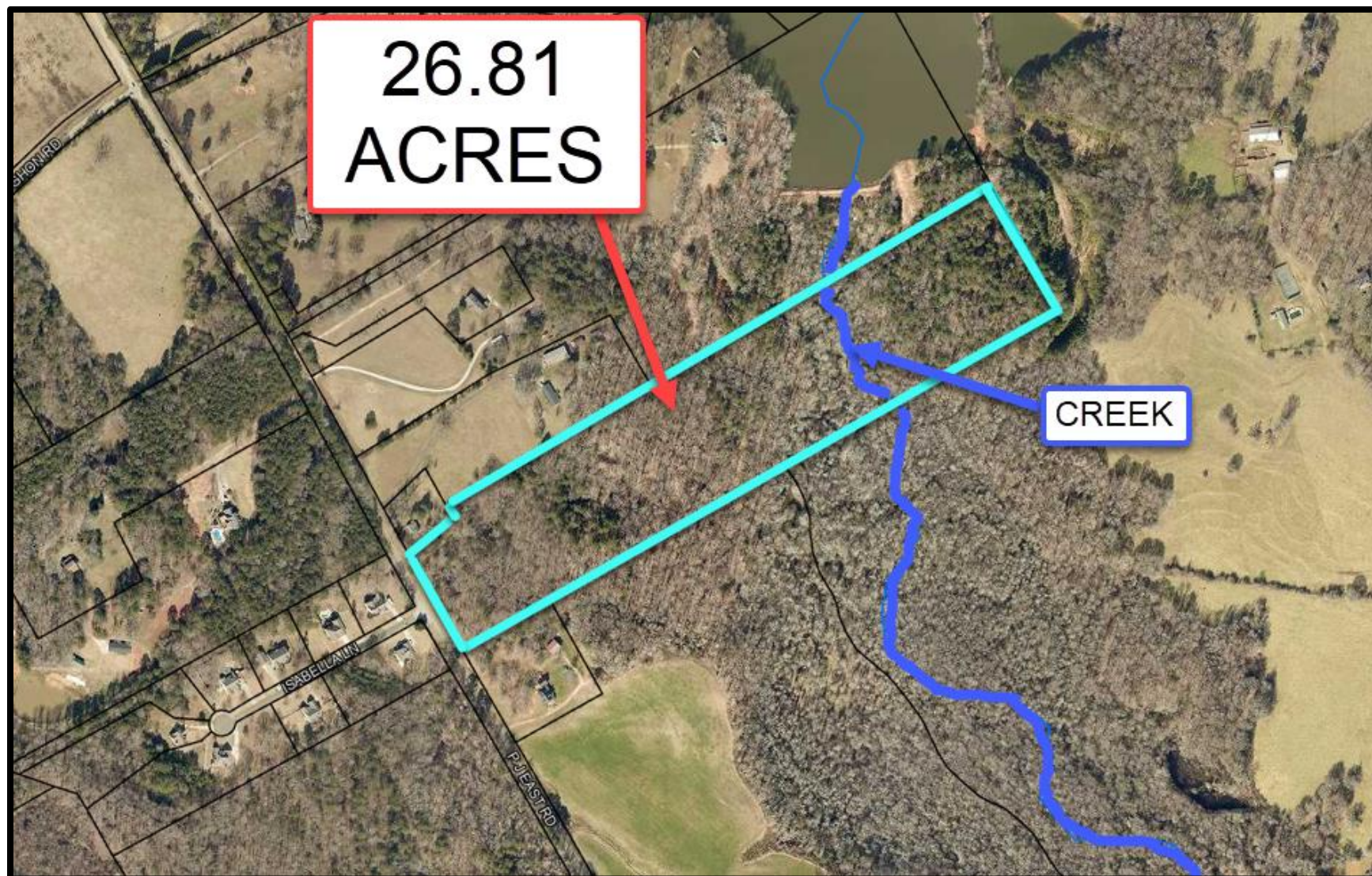


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PROPERTY TAX PLAT

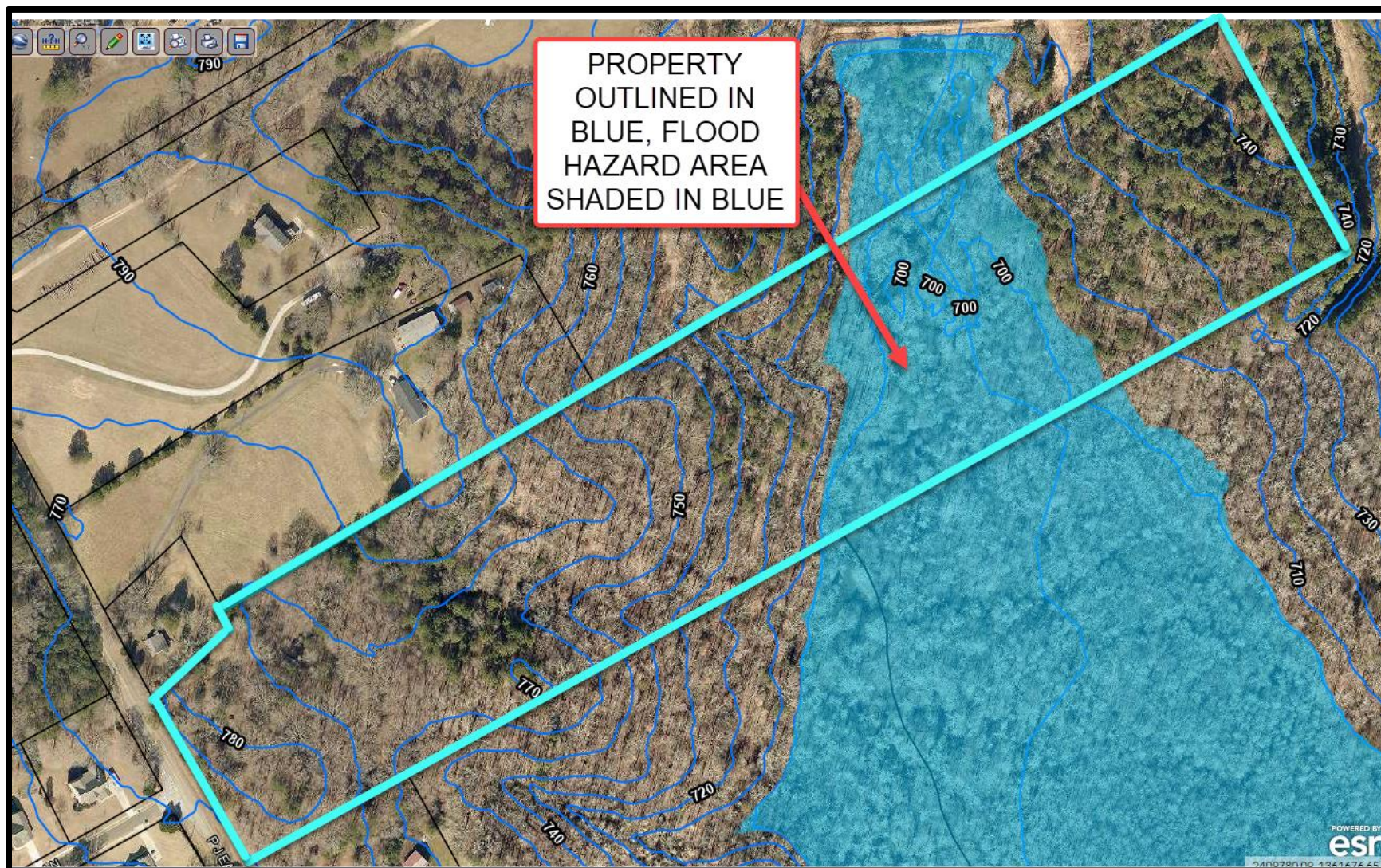


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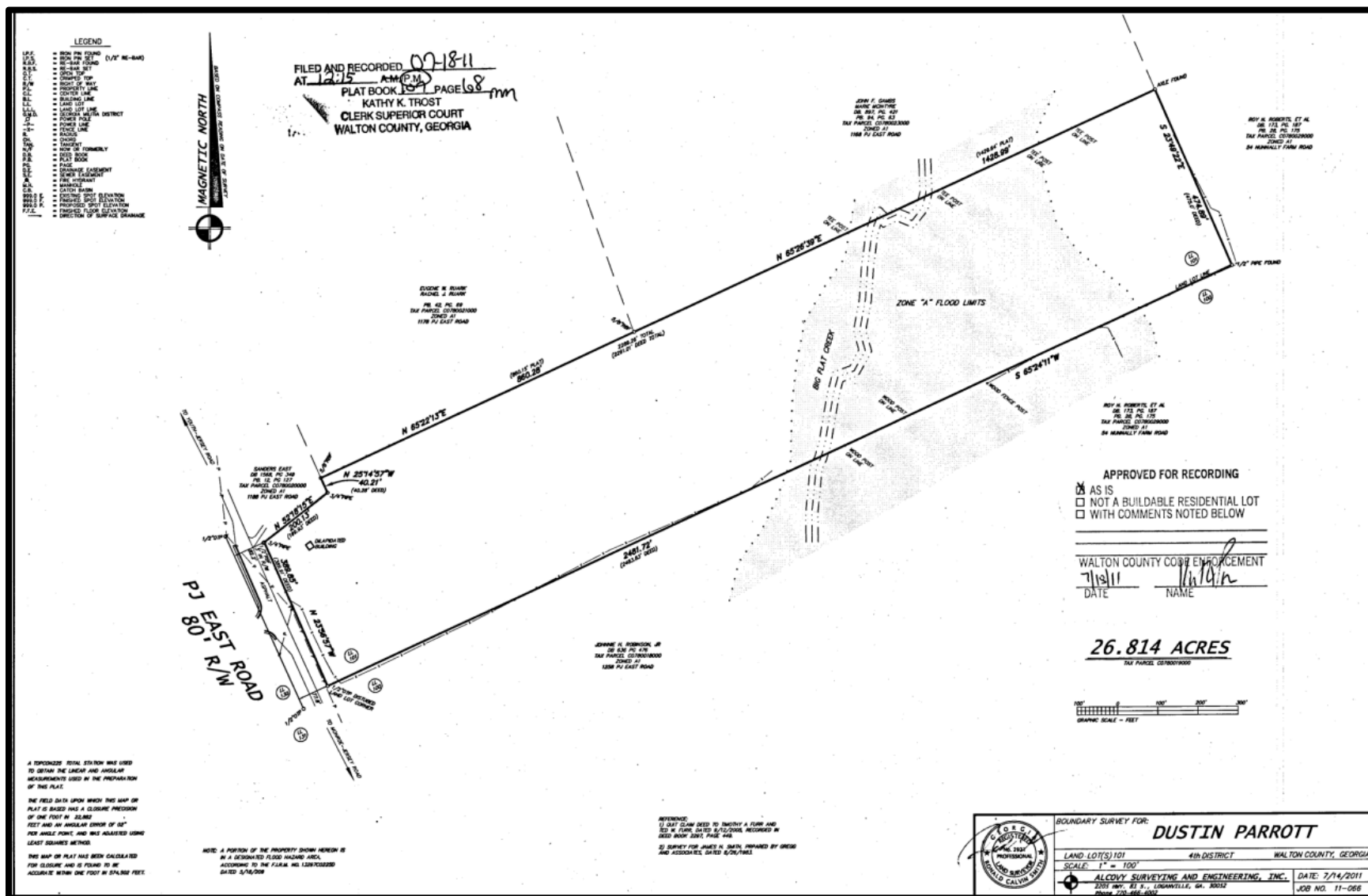
TOPOGRAPHY AND FLOOD HAZARD AREA TAX MAP



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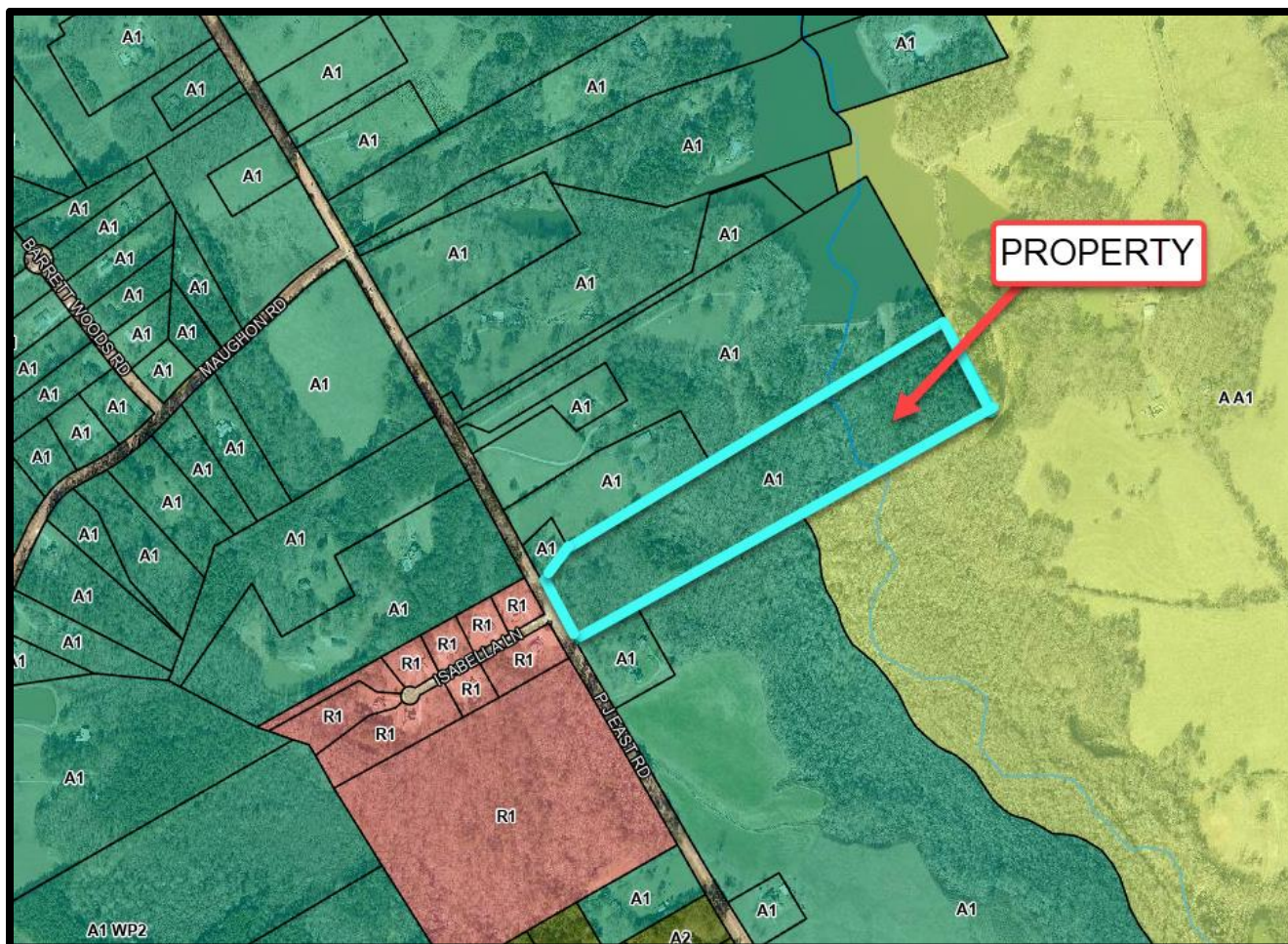
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ZONING MAP



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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

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PROPERTY PHOTOGRAPHS



PHOTO 1, PROPERTY FROM P J EAST RD FACING SE

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PHOTO 2, PROPERTY FROM P J EAST RD FACING EAST

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PHOTO 3, WEST SECTION OF PROPERTY

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PHOTO 4, WEST SECTION OF SITE

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PHOTO 5, WEST SECTION OF SITE

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PHOTO 6, WEST SECTION OF SITE

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PHOTO 7, WEST-CENTRAL SECTION OF SITE

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PHOTO 8, WEST-CENTRAL SECTION OF SITE

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PHOTO 9, CENTRAL 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, BISECTING CREEK ON EAST SECTION OF SITE

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PHOTO 15, BISECTING CREEK ON EAST SECTION OF SITE

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PHOTO 16, BISECTING CREEK ON EAST SECTION OF SITE

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PHOTO 17, BISECTING CREEK ON EAST SECTION OF SITE

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PHOTO 18, BISECTING CREEK ON EAST SECTION OF SITE

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PHOTO 19, EAST SECTION OF SITE

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PHOTO 20, EAST SECTION OF SITE

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PHOTO 21, EAST SECTION OF SITE

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PHOTO 22, EAST SECTION OF SITE

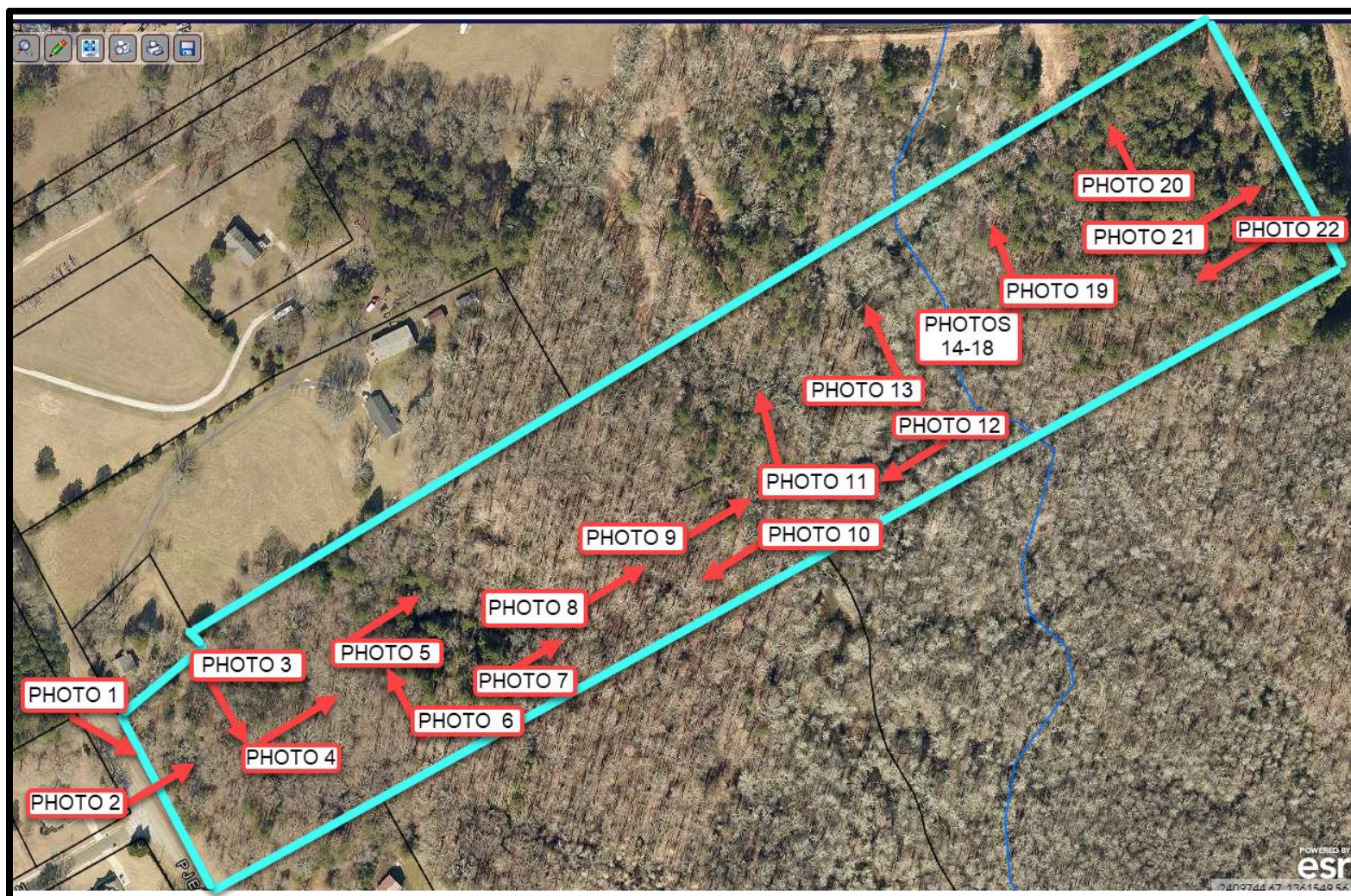
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MAP OF PHOTOGRAPHS

(LOCATION ARROWS INDICATE APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPHS)



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