

LAND FOR SALE



+/- 56.53 ACRES

with

+/- 5,000 SQFT SHOP BUILDING

+/- 2,000 SQFT OPEN STORAGE BUILDING &

+/- 2,800 linear feet of 4-board wooden fencing

Youth Jersey Road
Covington (Jersey area), Georgia
Walton County

LIST PRICE: \$1,550,000
(Shown by Appointment Only)

CONTACT INFORMATION:

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Jackson Realty
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Certified Commercial Investment Member



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HIGHLIGHTS

- +/- 56.53 Acres
- Contains the following:
 - +/- 5,000 sqft shop building
 - +/- 2,000 sqft open storage building
 - +/- 2,800 feet of 4-board wooden fencing
 - +/- Interior gravel driveway
 - +/- 1-acre pond
- +/- 1,030 linear feet of road frontage
- Zoned A-1, rural estate
- Mixture of open and wooded areas
- East Walton County location
- Moderately rolling topography
- Site characteristics that can likely support a variety of potential uses including residential development
- County water available
- Zone 5 school district providing option of Walnut Grove School District or Social Circle School District

SUMMARY DESCRIPTION OF PROPERTY

Property Description: A ± 56.53-acre tract of land

Address: Youth Jersey Rd,
Covington, Georgia 30014

Legal Description: Land Lot 131 & 138 of the 4th
District, Walton County, GA.
Identified in Plat Book 106 -
Page 120

Tax Parcel Number: C0650057

Land Area- ± 56.53 acres

Zoning: A-1, rural estate

Utilities: Public water and electric
service

Buildings and site
improvements: A +/- 5,000-square-foot shop
building, a +/- 2,000-square-
foot open equipment storage
building, +/- 2,800 linear
feet of black 4-board wooden
fencing, and interior gravel
driveway.

DIRECTIONS

From the center of the town of Jersey, Georgia (Walton County) travel north along Main Street approximately 1/4 of a mile and take left on Youth Jersey Road. The site is located approximately 1/2 of a mile north of the intersection of Youth Jersey Road and Main Street on the right (east) side of Youth Jersey Road.

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PROPERTY NOTES

+/- 56.53 ACRES,
+/- 1,030 LINEAR FEET OF ROAD FRONTAGE
YOUTH JERSEY ROAD (JERSEY AREA), WALTON COUNTY, GA
+/- 5,000 SQFT SHOP BUILDING
+/- 2,000 SQFT OPEN EQUIPMENT STORAGE BUILDING
+/- 2,800 LINEAR FEET OF BLACK 4-BOARD WOODEN FENCING
+/- INTERIOR GRAVEL ROADS
+/- 1-ACRE POND
MIXTURE OF OPEN AND WOODED AREAS

This listing consists of a (+/-) 56.53-acre tract of land zoned A-1, rural estate, located along the east side of Youth Jersey Road approximately 1 mile north 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 (+/-) 1,030 linear feet of road frontage on Youth Jersey Road. County water is available at the street. The tract has a moderately rolling topography with good aesthetic appeal and contains a mixture of open areas and wooded areas.

The site contains a +/- 5,000-square-foot shop building constructed from a prefabricated metal frame on a poured concrete slab. The exterior of the shop building is enclosed by prefabricated metal panels and the building contains prefabricated metal roofing panels. The shop building contains an eave height of +/- 14-feet and contains a rollup utility door. The shop building is served with electrical service and contains a break area with a restroom.

The site contains a +/- 2,000-square-foot open equipment storage building.

The site contains +/- 2,800 linear feet of black 4-board wooden fencing that is located along the right-of-way and along the interior gravel driveway which leads to the shop and storage building.

The site contains a +/- 1-acre pond.

The site contains a mixture of open and wooded areas.

The mid-section of the site is bisected by an electrical power line easement.

The tract has potential to support single-family residential development, division into multiple acreage tracts, use as an acreage residential estate tract, and a variety of recreational/agricultural uses.

The area along Youth Jersey Road is a residential/agricultural district with custom-built homes on acreage tracts and scattered single-family residential tract developments.

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

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schools which serve the property include the Walnut Grove Elementary School, the Youth Middle School, and the Walnut Grove High School.

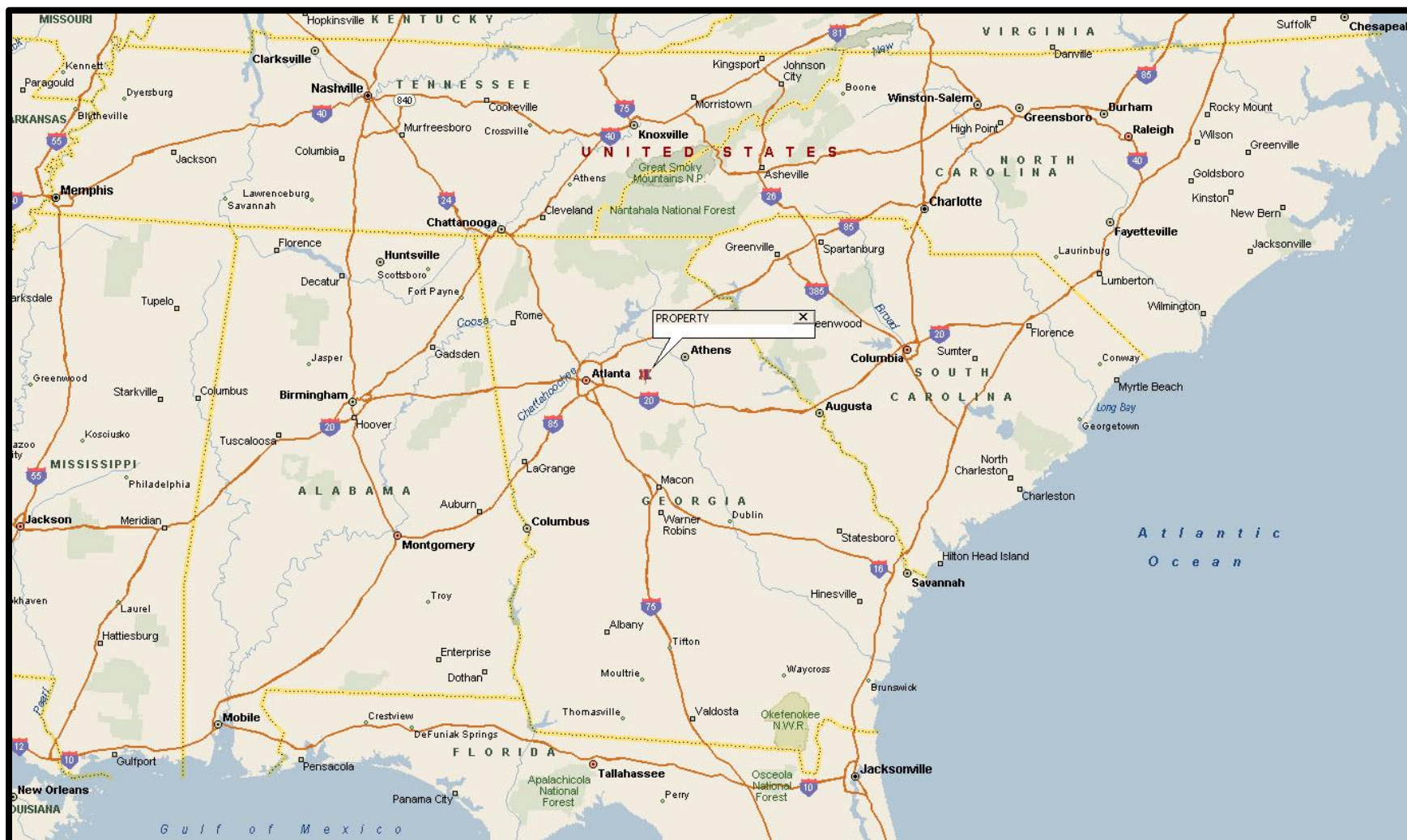
The property is shown by appointment only; please do not enter the site without permission.

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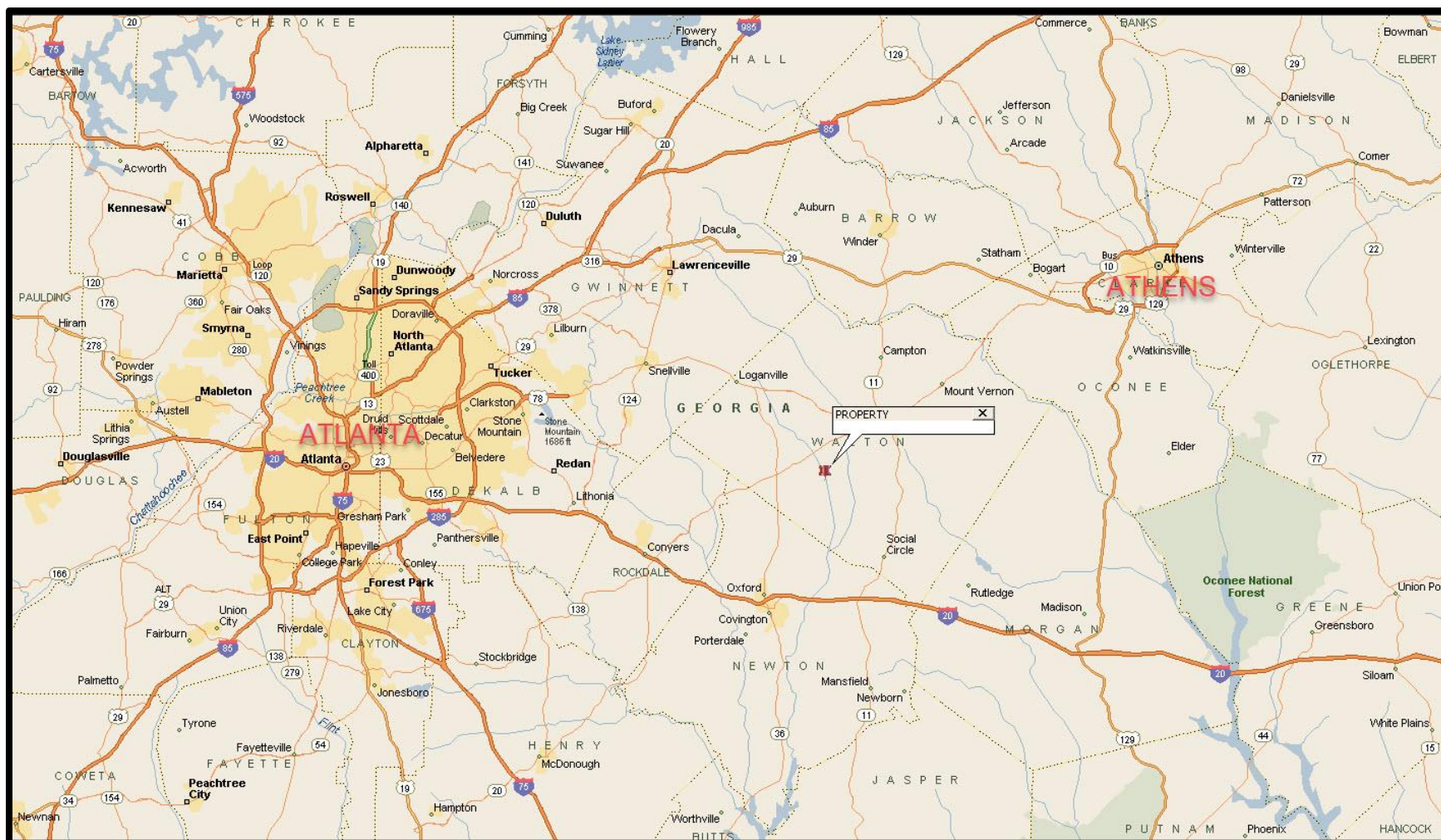
PROPERTY LOCATION MAPS



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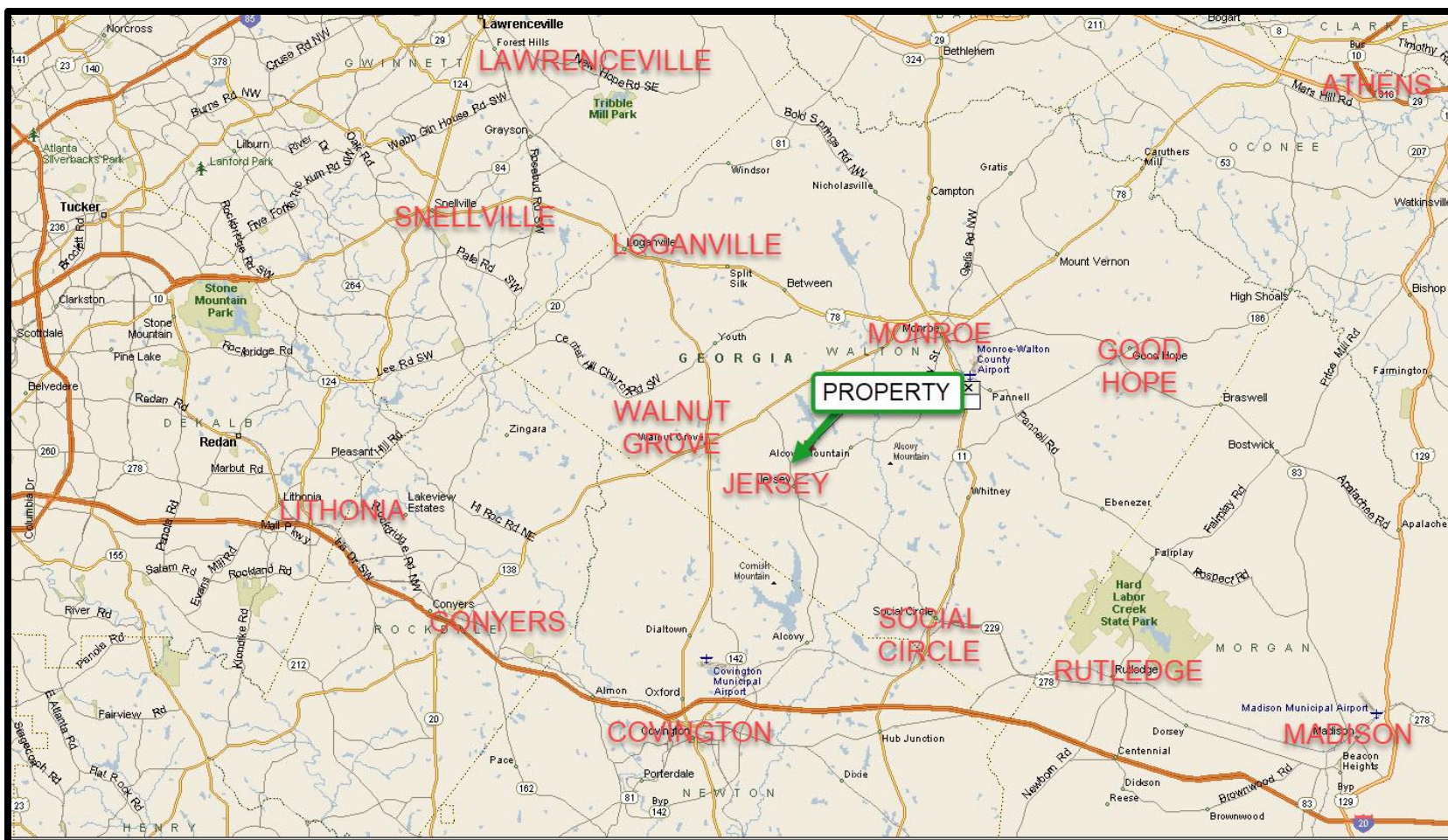
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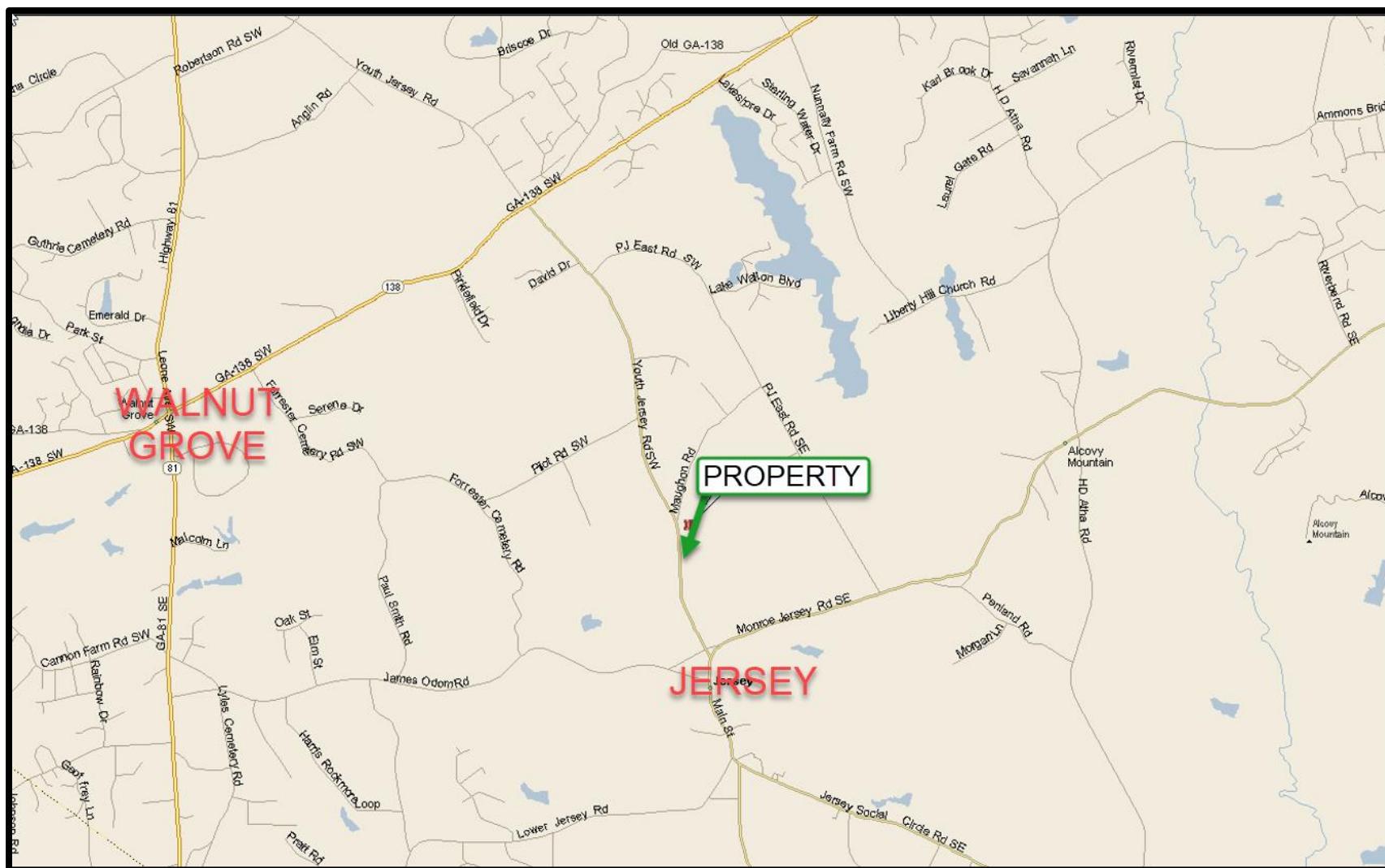
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PROPERTY TAX PLAT



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TOPOGRAPHY TAX MAP

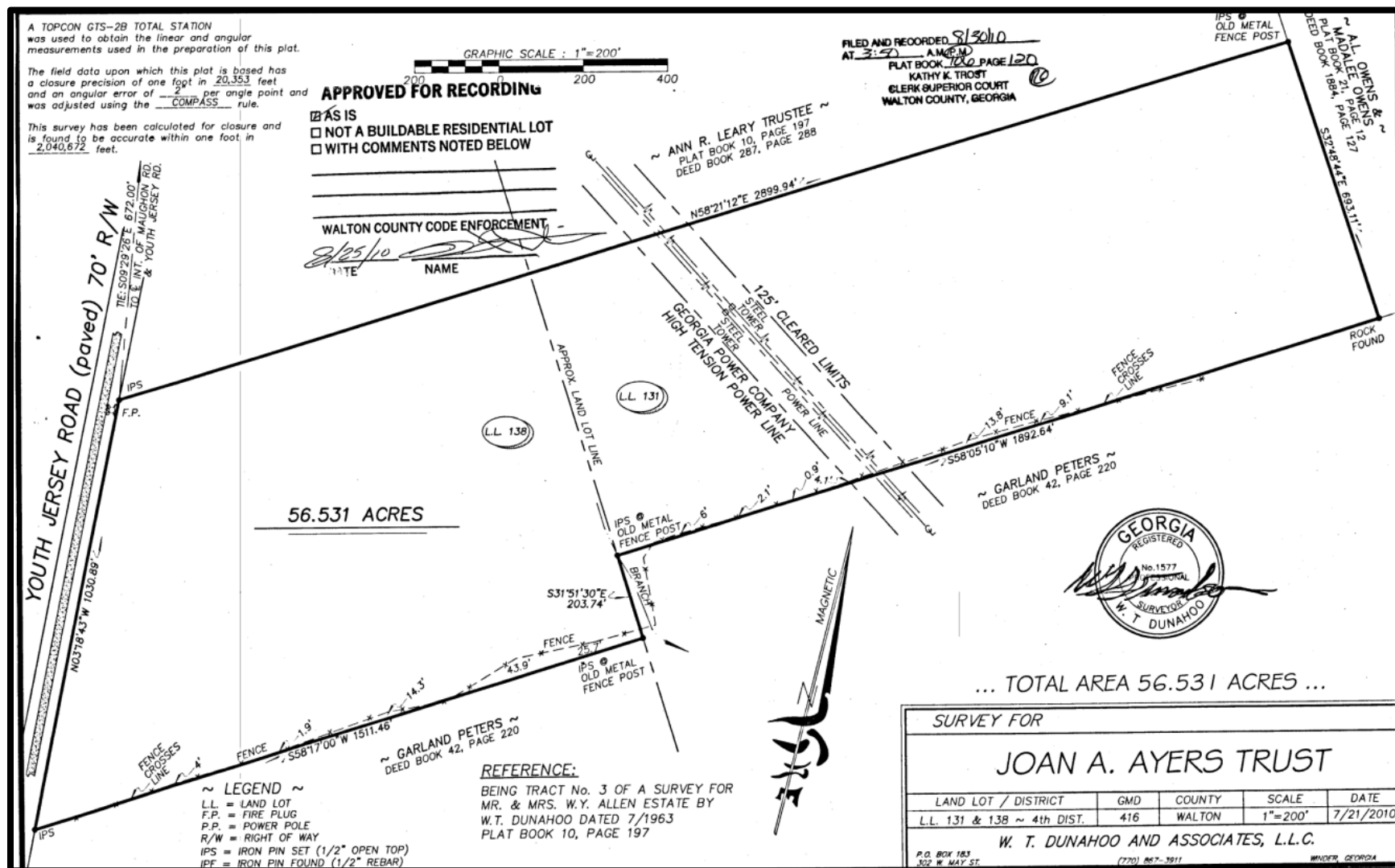


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RECORDED PLAT (PLAT BOOK 106 – PAGE 120)

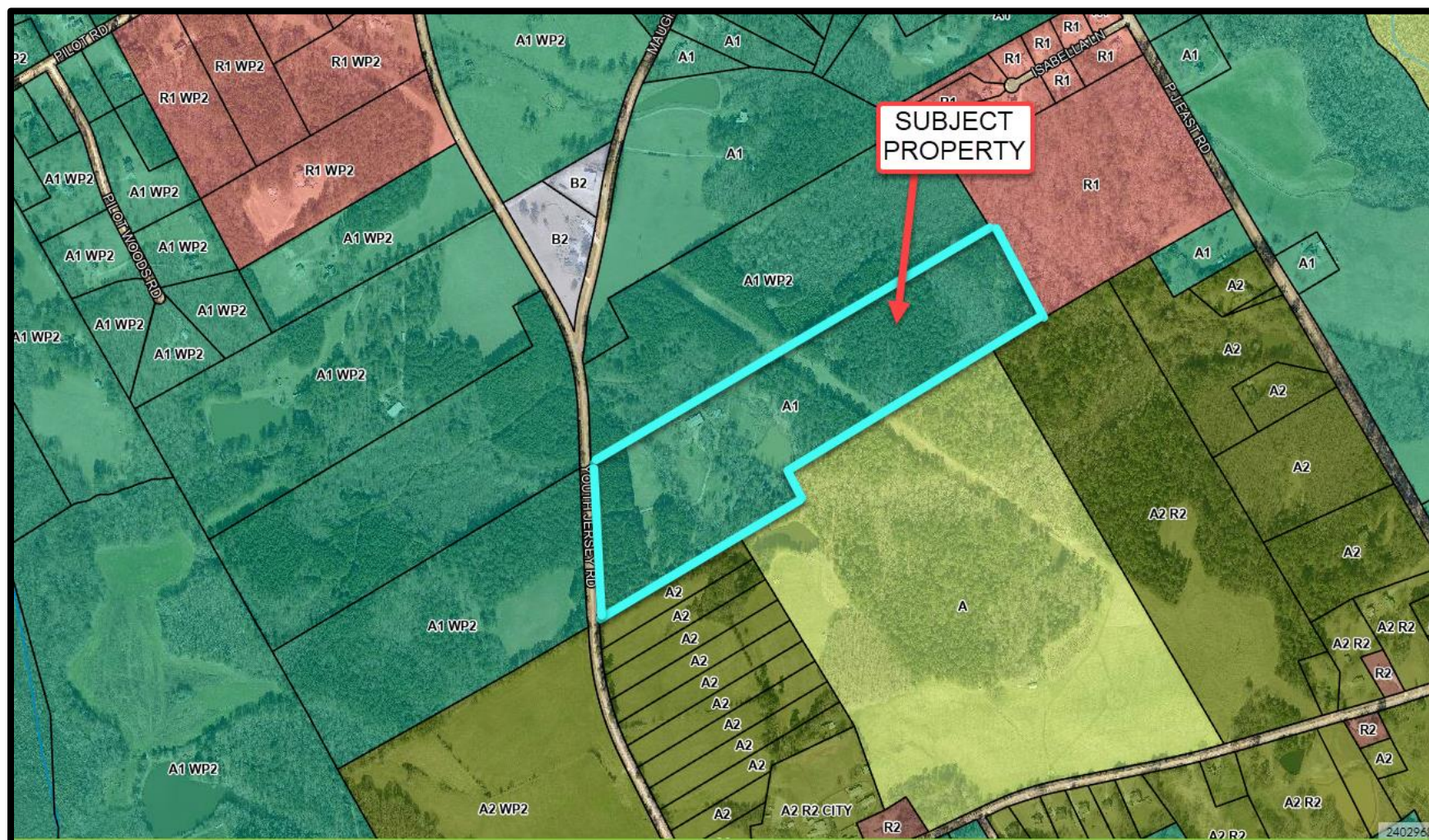


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ZONING MAP (Zoned A-1)



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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

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PROPERTY PHOTOGRAPHS



PHOTO 1, PROPERTY FROM YOUTH JERSEY RD FACING SE

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PHOTO 2, PROPERTY FROM YOUTH JERSEY RD FACING NE

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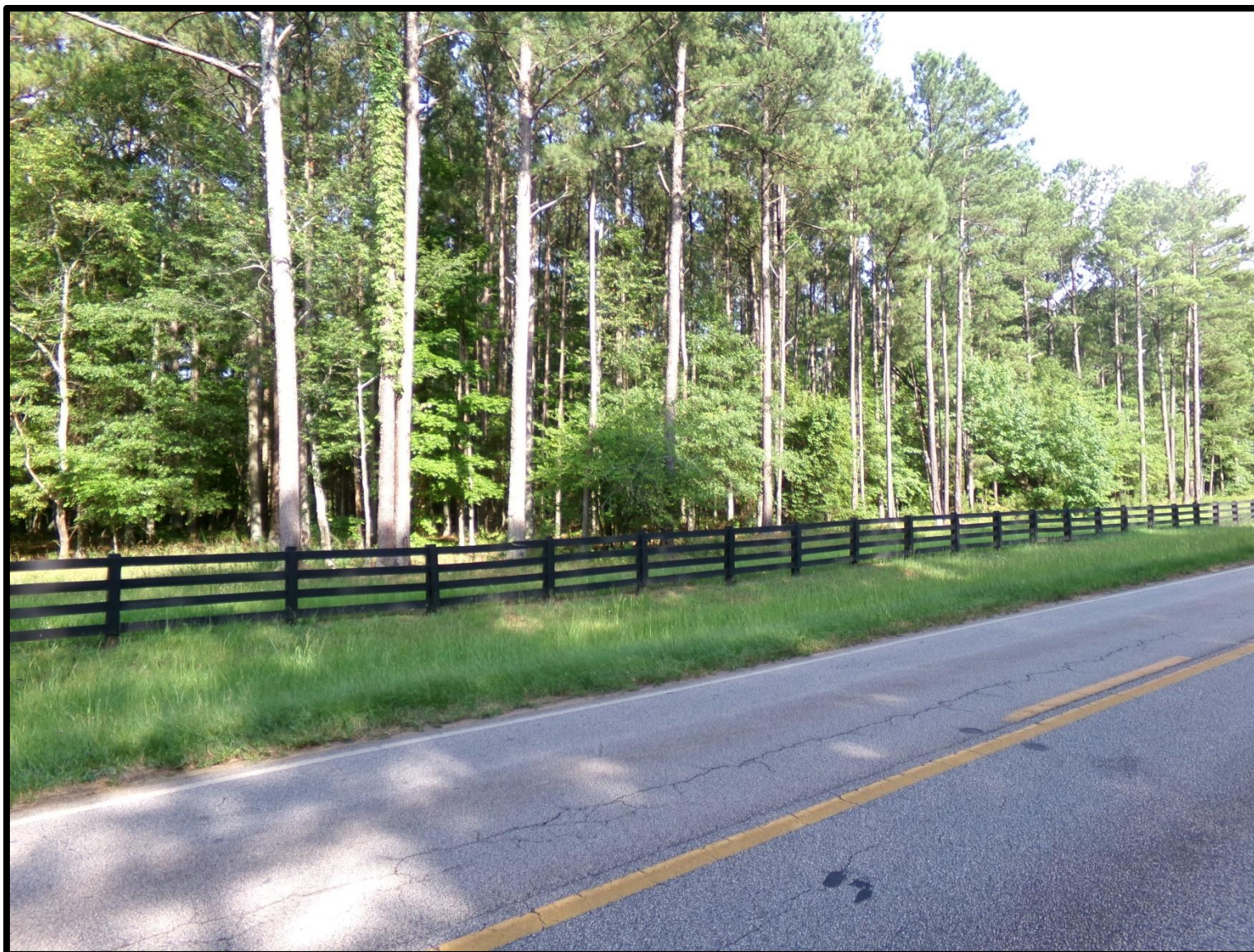


PHOTO 3, PROPERTY FROM YOUTH JERSEY RD FACING EAST

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PHOTO 4, PROPERTY ALONG YOUTH JERSEY RD FACING SOUTH

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PHOTO 5, PROPERTY ALONG YOUTH JERSEY RD FACING NORTH

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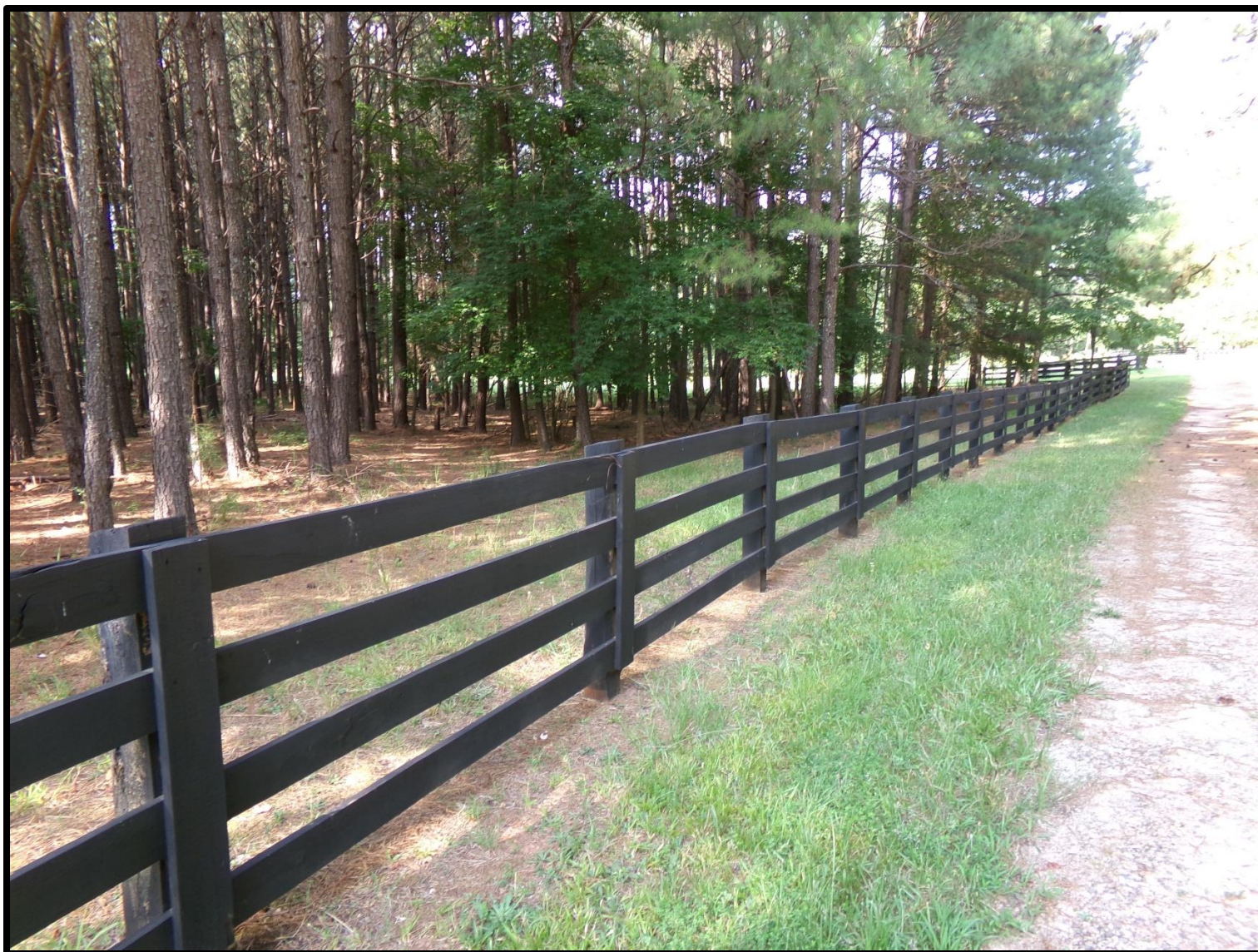


PHOTO 6, WEST SECTION OF PROPERTY

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PHOTO 7, WEST SECTION OF PROPERTY

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PHOTO 8, WEST SECTION OF PROPERTY

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PHOTO 9, WEST SECTION OF PROPERTY

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PHOTO 10, WEST SECTION OF PROPERTY

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PHOTO 11, WEST SECTION OF PROPERTY

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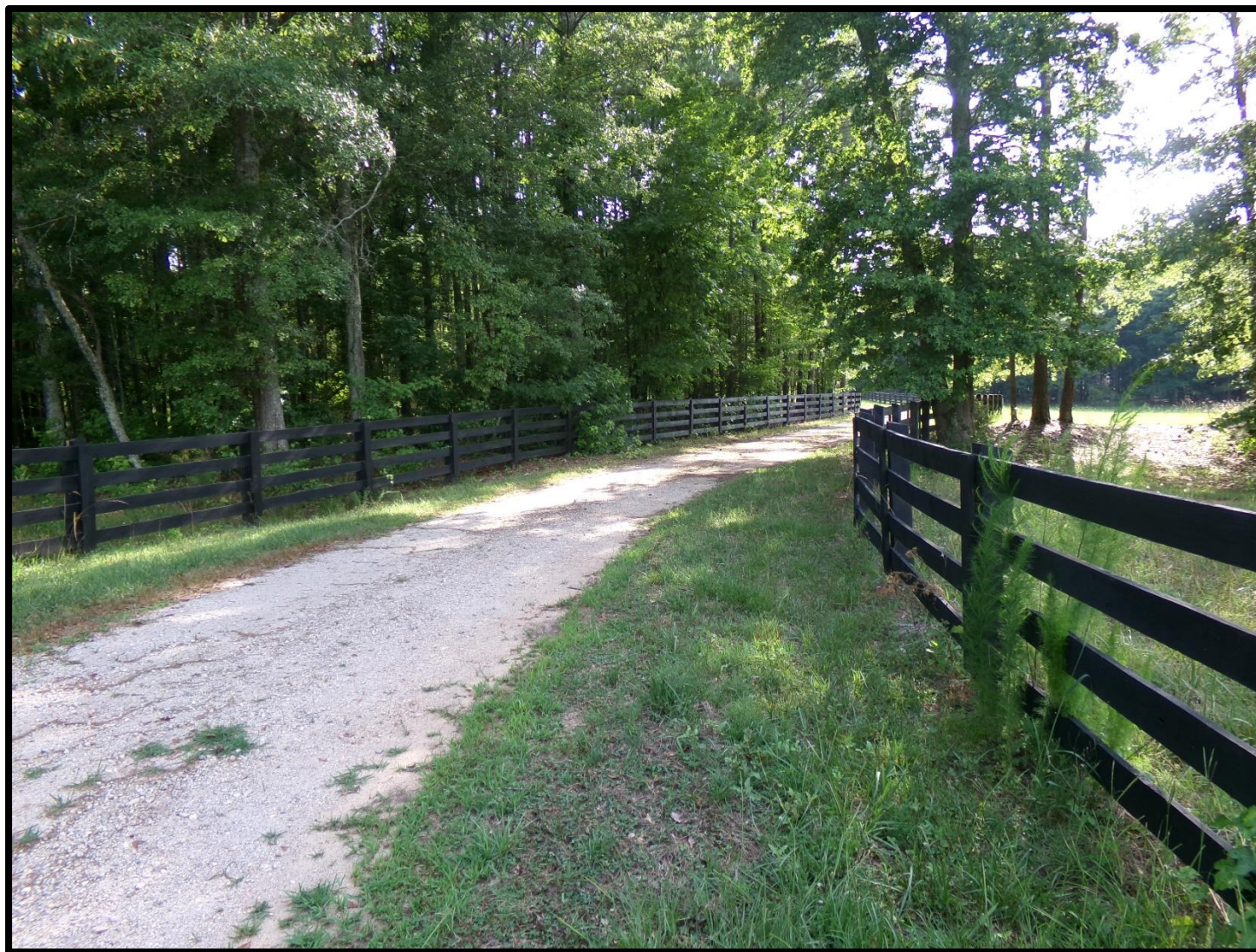


PHOTO 12, WEST SECTION OF PROPERTY

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PHOTO 13, WEST SECTION OF PROPERTY

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PHOTO 14, WEST SECTION OF SITE

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PHOTO 15, WEST SECTION OF PROPERTY

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PHOTO 16, SHOP BUILDING
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PHOTO 17, SHOP BUILDING
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PHOTO 18, SHOP BUILDING

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PHOTO 19, SHOP BUILDING

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PHOTO 20, SHOP BUILDING

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PHOTO 21, SHOP BUILDING

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PHOTO 22, OPEN EQUIPMENT STORAGE BUILDING

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PHOTO 23, OPEN EQUIPMENT STORAGE BUILDING

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PHOTO 24, WEST SECTION OF PROPERTY

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PHOTO 25, WEST SECTION OF PROPERTY

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PHOTO 26, WEST SECTION OF PROPERTY

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PHOTO 27, POND

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PHOTO 28, POND

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PHOTO 29, POND

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PHOTO 30, MID-SECTION OF PROPERTY

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PHOTO 31, MID-SECTION OF PROPERTY

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PHOTO 32, BISECTING POWER LINE EASEMENT

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PHOTO 33, BISECTING POWER LINE EASEMENT

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PHOTO 34, BISECTING POWER LINE EASEMENT

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PHOTO 35, EAST SECTION OF PROPERTY

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PHOTO 36, EAST SECTION OF PROPERTY

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PHOTO 37, EAST SECTION OF PROPERTY

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PHOTO 38, EAST SECTION OF PROPERTY

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PHOTO 39, EAST SECTION OF PROPERTY

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PHOTO 40, EAST SECTION OF PROPERTY

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PHOTO 41, EAST SECTION OF PROPERTY

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PHOTO 42, EAST SECTION OF PROPERTY

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PHOTO 43, YOUTH JERSEY RD ALONG SUBJECT SITE FACING NORTH

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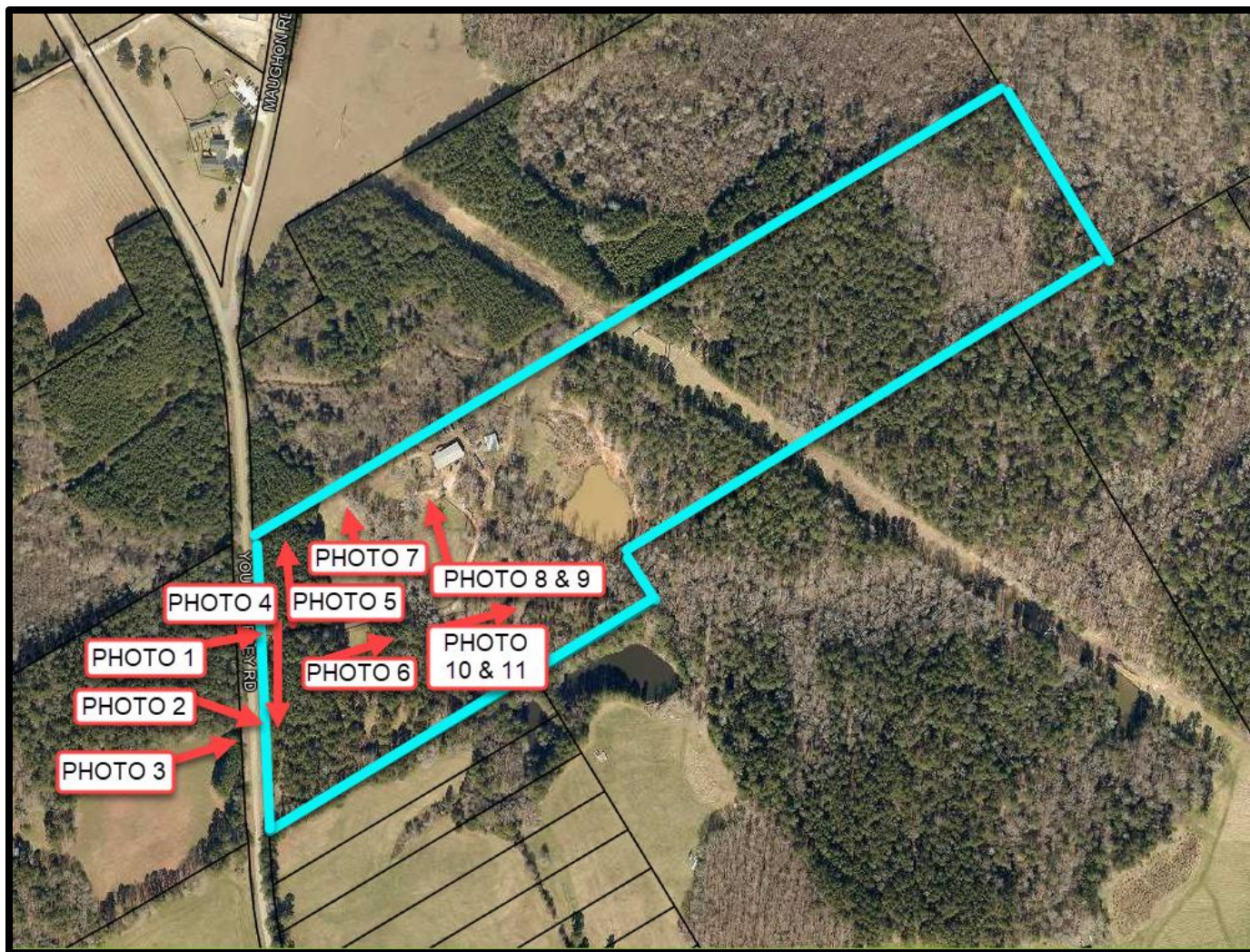


PHOTO 44, YOUTH JERSEY RD ALONG SUBJECT SITE FACING SOUTH

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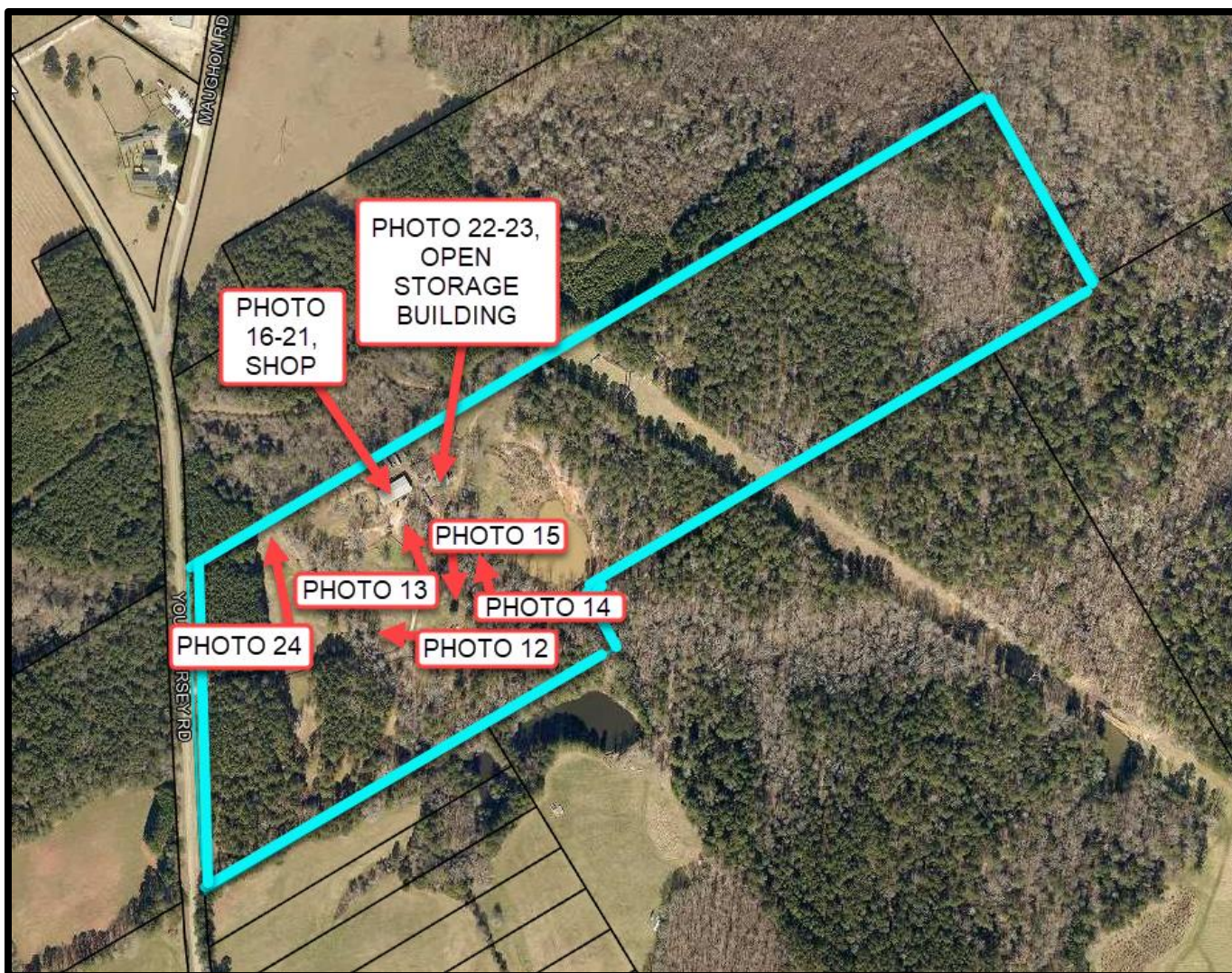
MAP OF PHOTOGRAPHS NOS 1-11

(LOCATION ARROWS INDICATE APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPHS)

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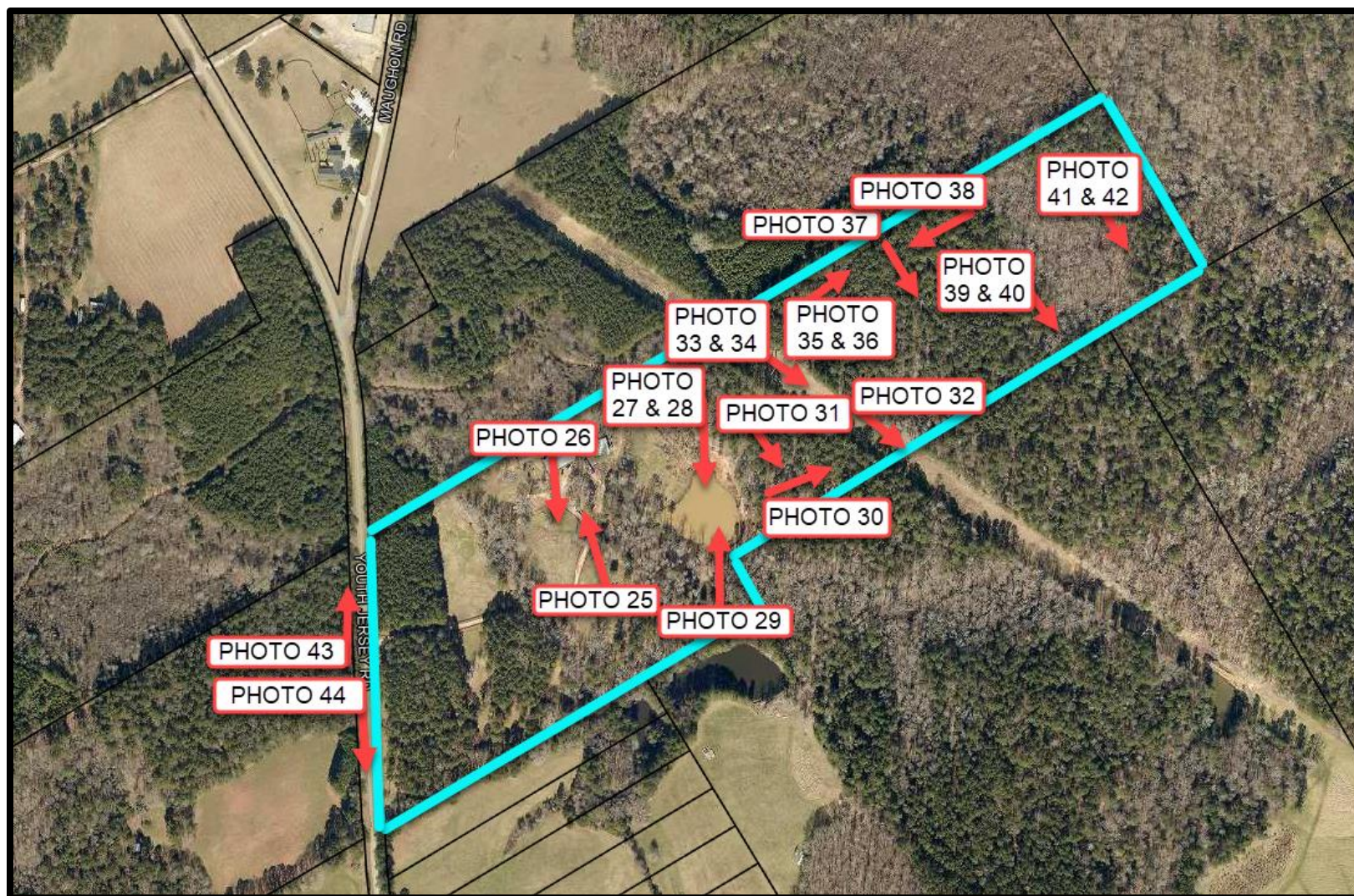
MAP OF PHOTOGRAPHS NOS 12-24

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MAP OF PHOTOGRAPHS NOS 25-44

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