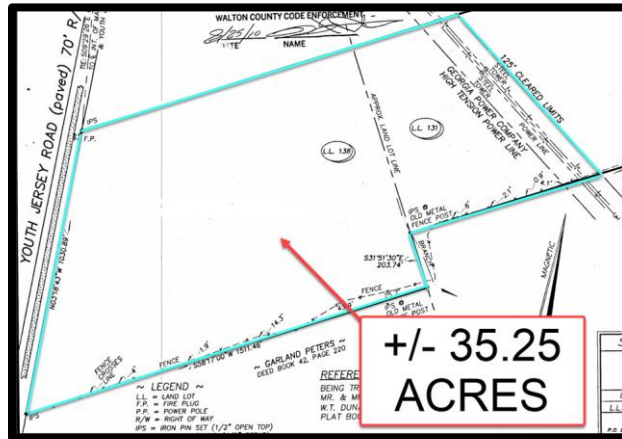


LAND FOR SALE



+/- 35.25 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: \$1,250,000
(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

Contents

HIGHLIGHTS 1

SUMMARY DESCRIPTION OF PROPERTY 2

DIRECTIONS 2

PROPERTY NOTES 3

PROPERTY LOCATION MAPS 4

PROPERTY TAX PLAT 9

TOPOGRAPHY TAX MAP..... 10

RECORDED PLAT (AMENDED) 11

ZONING MAP 12

ZONING INFORMATION 13

PROPERTY PHOTOGRAPHS 14

HIGHLIGHTS

- +/- 35.25 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 ± 35.25-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, less and except land
shown in Plat Book 128 - Page
180

Tax Parcel Number: Portion of C0650057

Land Area- ± 35.25 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.

Kevin Witcher (770-778-7188)

Jackson Realty

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

PROPERTY NOTES

+/- 35.25 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 (+/-) 35.25-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 rear of the site contains 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 schools that serves 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.

The tract has recently been divided from a larger parcel. The larger parent parcel is defined as tax parcel number C0650057. The property is identified as the 56.31-acre tract shown in Plat Book 106 - Page 120, LESS AND EXCEPT the 21.28 acre tract shown in Plat Book 128 - 180.

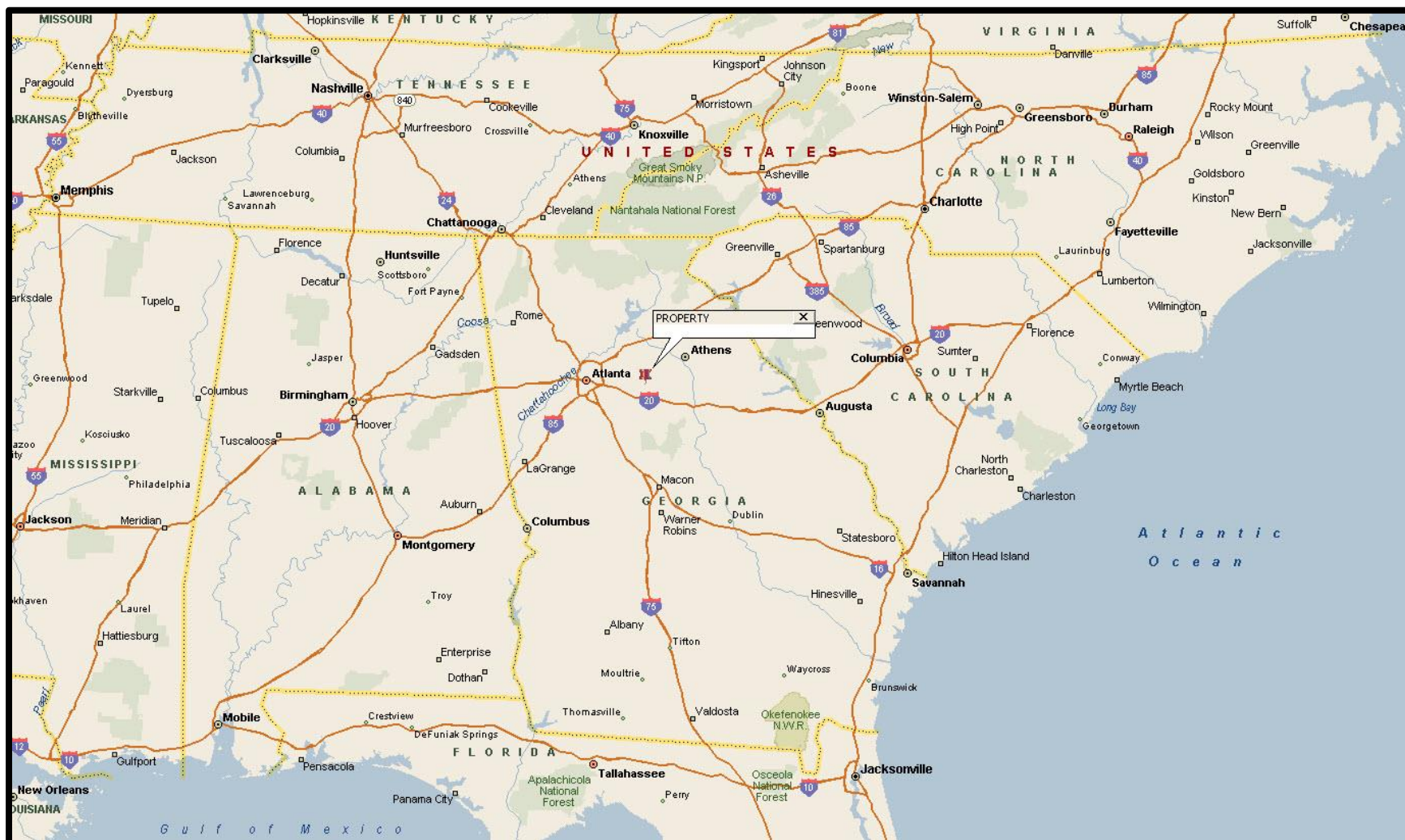
Shown by appointment only.

Kevin Witcher (770-778-7188)

Jackson Realty

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

PROPERTY LOCATION MAPS

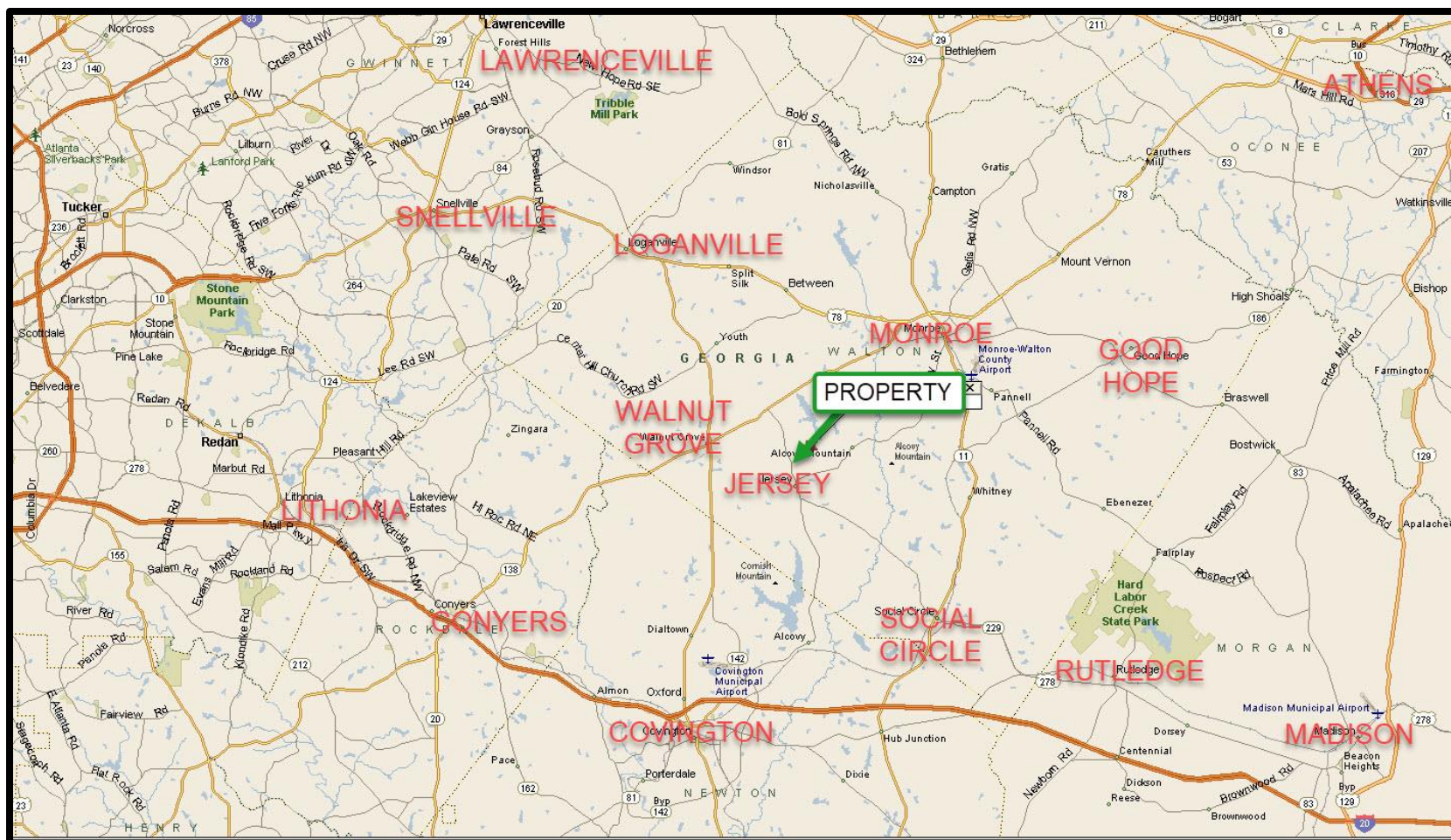


Kevin Witcher (770-778-7188)

Jackson Realty

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

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



Kevin Witcher (770-778-7188)

Jackson Realty

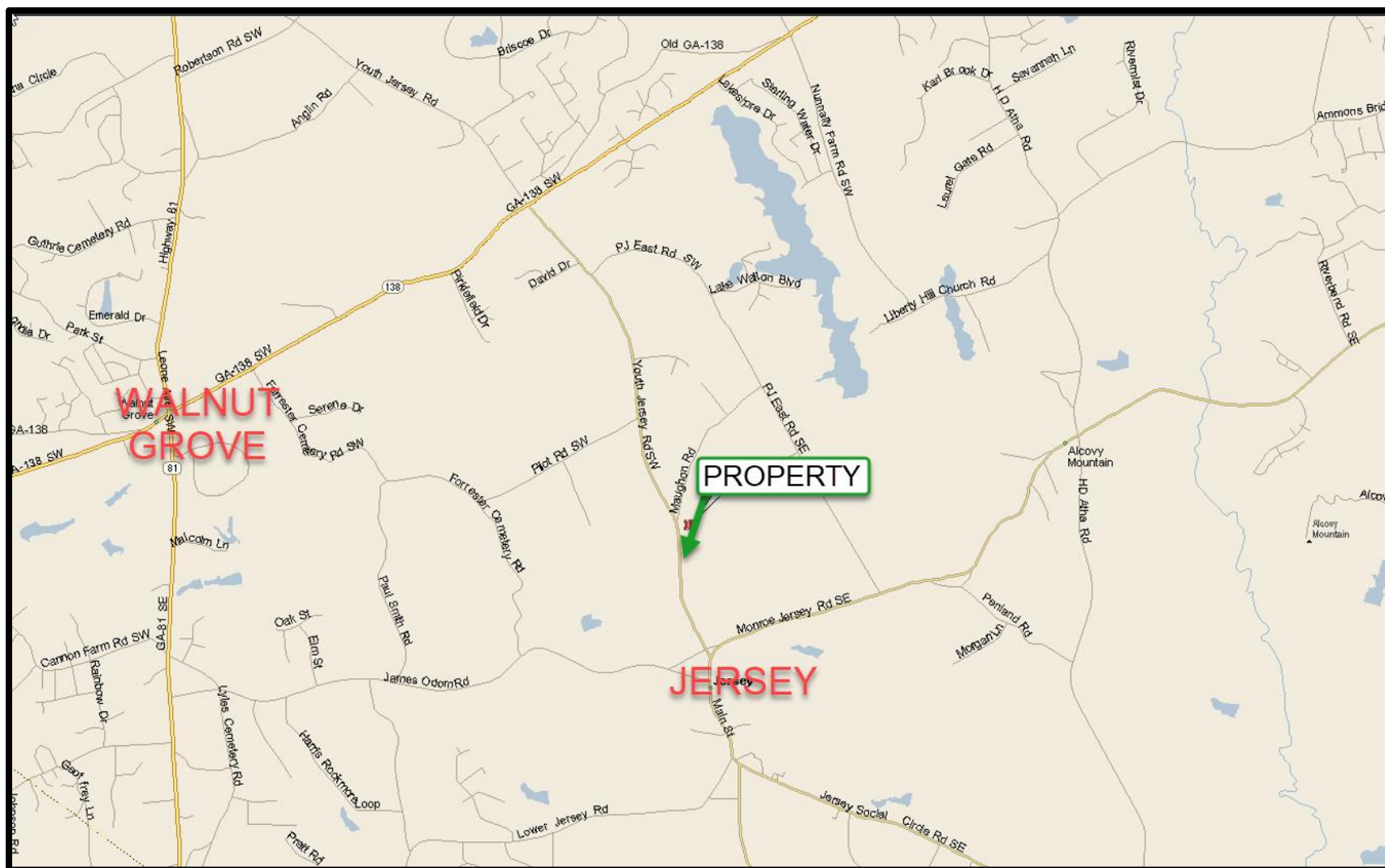
Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors



Kevin Witcher (770-778-7188)

Jackson Realty

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

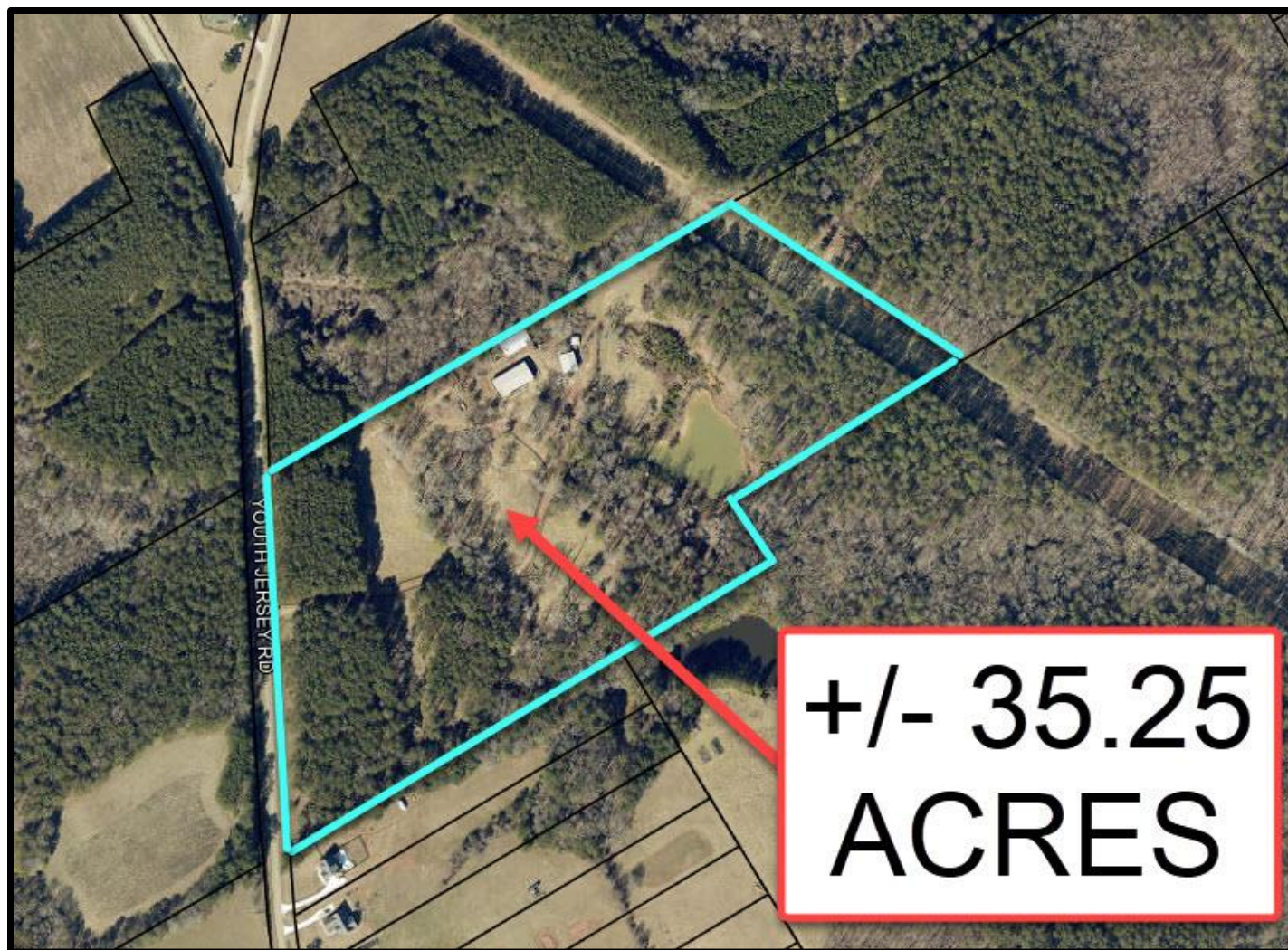


Kevin Witcher (770-778-7188)

Jackson Realty

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

PROPERTY TAX PLAT

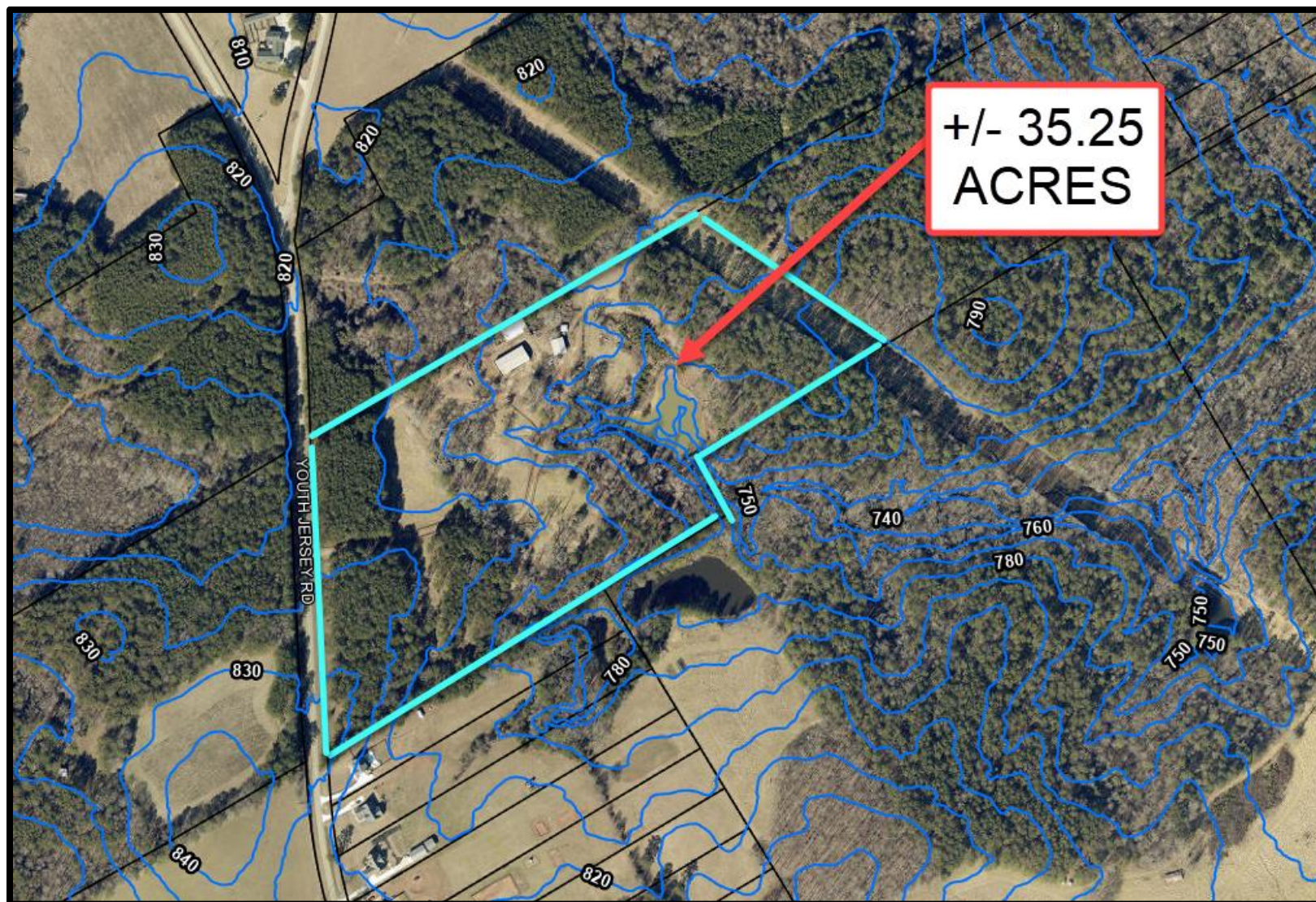


Kevin Witcher (770-778-7188)

Jackson Realty

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

TOPOGRAPHY TAX MAP

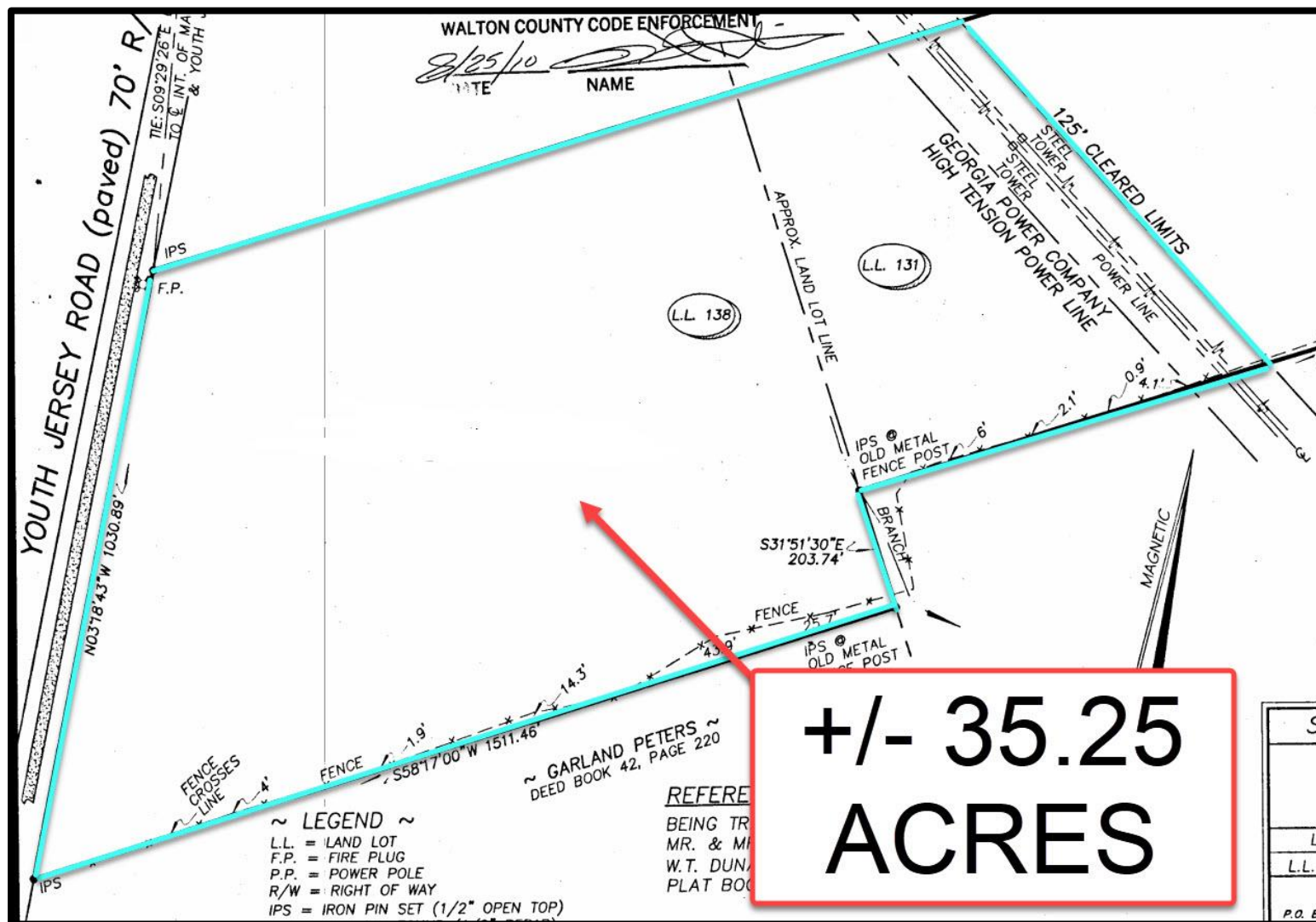


Kevin Witcher (770-778-7188)

Jackson Realty

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

RECORDED PLAT (AMENDED)

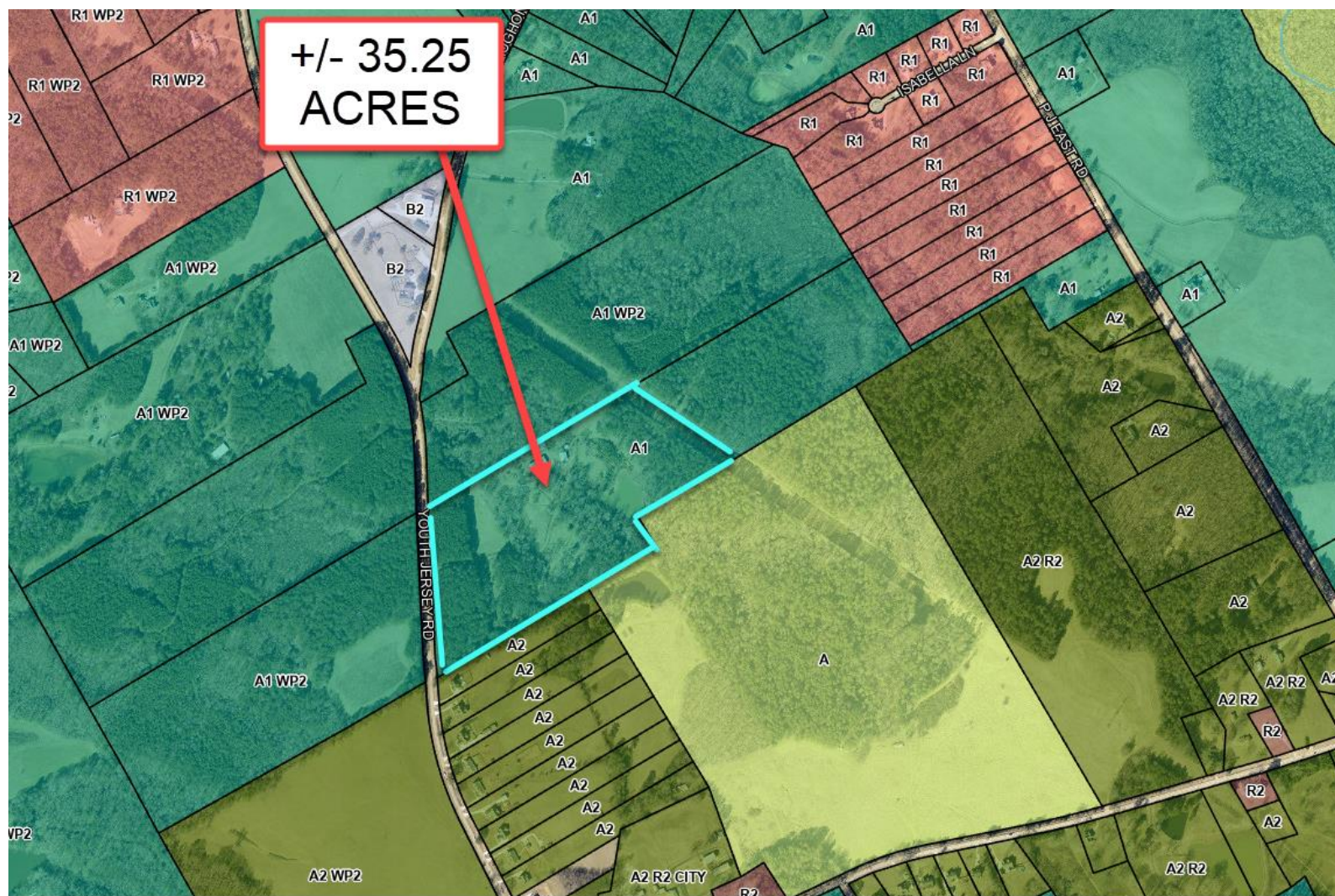


Kevin Witcher (770-778-7188)

Jackson Realty

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

ZONING MAP (Zoned A-1)



Kevin Witcher (770-778-7188)

Jackson Realty

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

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

Kevin Witcher (770-778-7188)

Jackson Realty

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

PROPERTY PHOTOGRAPHS



Kevin Witcher (770-778-7188)

Jackson Realty

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

PROPERTY FROM YOUTH JERSEY RD FACING SE

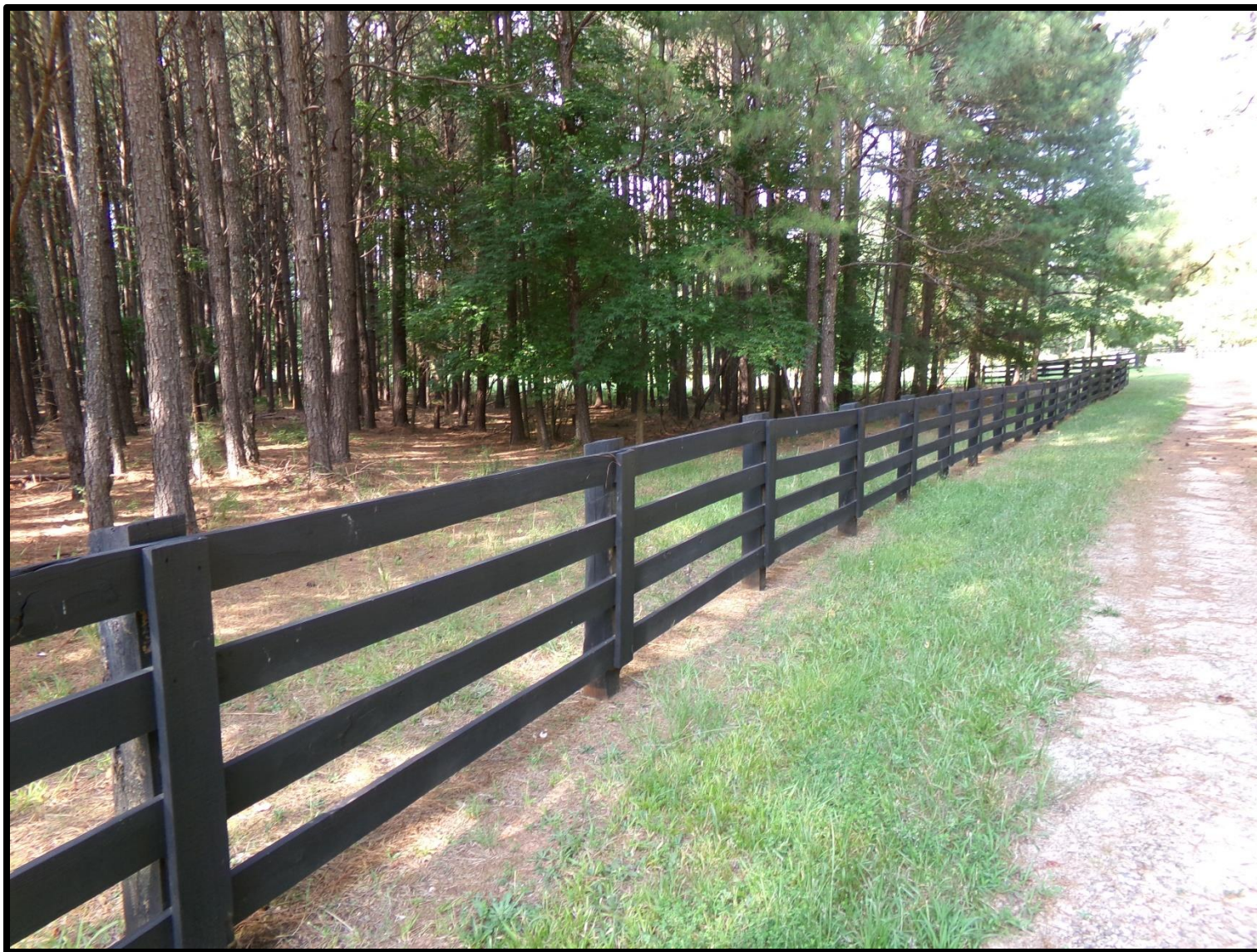


PROPERTY FROM YOUTH JERSEY RD FACING NE

Kevin Witcher (770-778-7188)

Jackson Realty

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



Kevin Witcher (770-778-7188)

Jackson Realty

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

WEST SECTION OF PROPERTY



Kevin Witcher (770-778-7188)

Jackson Realty

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

WEST SECTION OF PROPERTY



WEST SECTION OF PROPERTY

Kevin Witcher (770-778-7188)

Jackson Realty

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



PHOTO 16, SHOP BUILDING
Kevin Witcher (770-778-7188)
Jackson Realty

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



PHOTO 17, SHOP BUILDING
Kevin Witcher (770-778-7188)
Jackson Realty

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



PHOTO 20, SHOP BUILDING

Kevin Witcher (770-778-7188)

Jackson Realty

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



PHOTO 22, OPEN EQUIPMENT STORAGE BUILDING

Kevin Witcher (770-778-7188)

Jackson Realty

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



WEST SECTION OF PROPERTY

Kevin Witcher (770-778-7188)

Jackson Realty

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



WEST SECTION OF PROPERTY
Kevin Witcher (770-778-7188)
Jackson Realty

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



WEST SECTION OF PROPERTY

Kevin Witcher (770-778-7188)

Jackson Realty

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



POND

Kevin Witcher (770-778-7188)

Jackson Realty

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



POND

Kevin Witcher (770-778-7188)

Jackson Realty

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



MID-SECTION OF PROPERTY

Kevin Witcher (770-778-7188)

Jackson Realty

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



MID-SECTION OF PROPERTY

Kevin Witcher (770-778-7188)

Jackson Realty

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



BISECTING POWER LINE EASEMENT

Kevin Witcher (770-778-7188)

Jackson Realty

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



BISECTING POWER LINE EASEMENT

Kevin Witcher (770-778-7188)

Jackson Realty

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



YOUTH JERSEY RD ALONG SUBJECT SITE FACING NORTH

Kevin Witcher (770-778-7188)

Jackson Realty

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



YOUTH JERSEY RD ALONG SUBJECT SITE FACING SOUTH

Kevin Witcher (770-778-7188)

Jackson Realty

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