

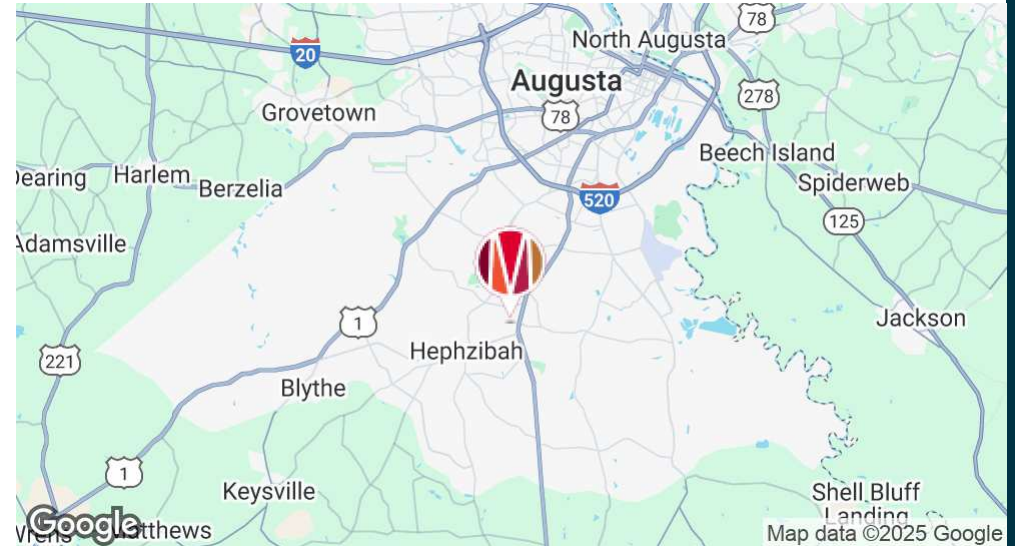
FOR SALE

4247 Rheney Rd

Rheney Rd, Hephzibah, GA 30815



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$327,600
Lot Size:	32.76 Acres
Price/Acre:	\$10,000
Zoning:	Estate Residential (per City of Hephzibah)

PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present this 32.76 acre development opportunity in the City Limits of Hephzibah, Georgia. Originally rolling pastureland there is city water along Rheney Road and sewer access at the northwest border if use is deemed necessary by the developer. This large property has a pond (approximately one-third of an acre) and 2 pole barns, which makes for a country living experience just outside of the City of Augusta with easy access to all of the conveniences of the city. Richmond County Parcel Number: 2110001050. Currently Zoned "Estate Residential" (per City of Hephzibah).

LOCATION OVERVIEW

Located just off Peach Orchard Road (GA Highway 25) and GA Highway 88 near Hephzibah, Georgia in Richmond County makes for easy access to Augusta and the surrounding area. 12 miles from Fort Eisenhower.

**32.76
Acres**

Rheney Road

Peach Orchard Road

25



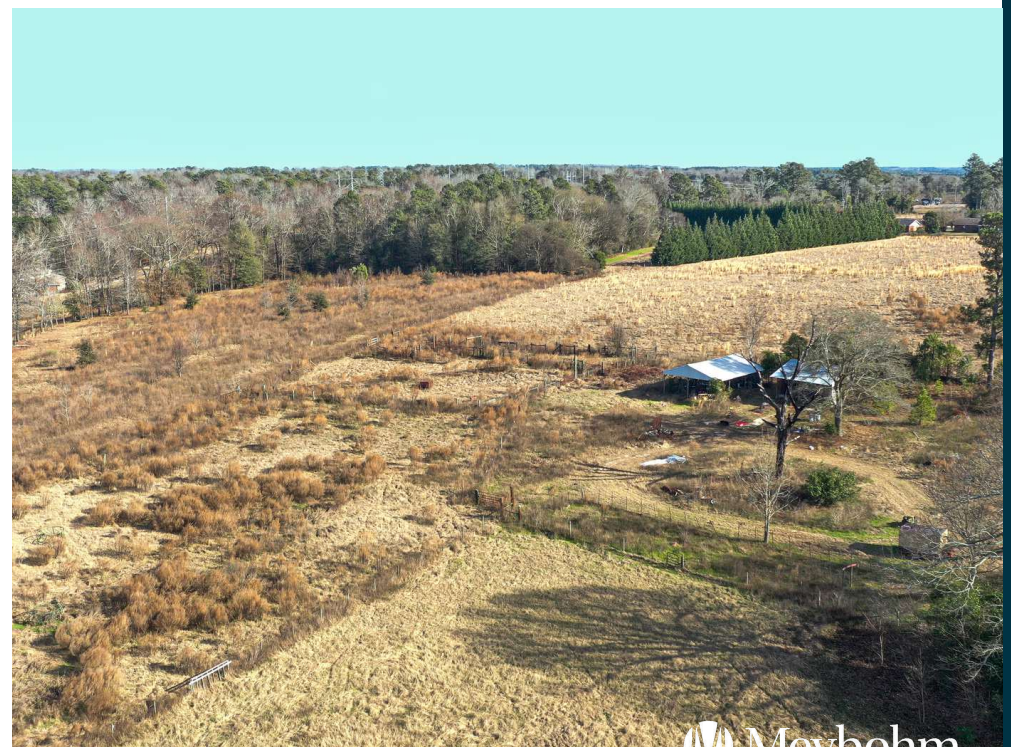
Eastern Corner



Eastern View



Looking Northwest



Looking Southeast 25 & 88



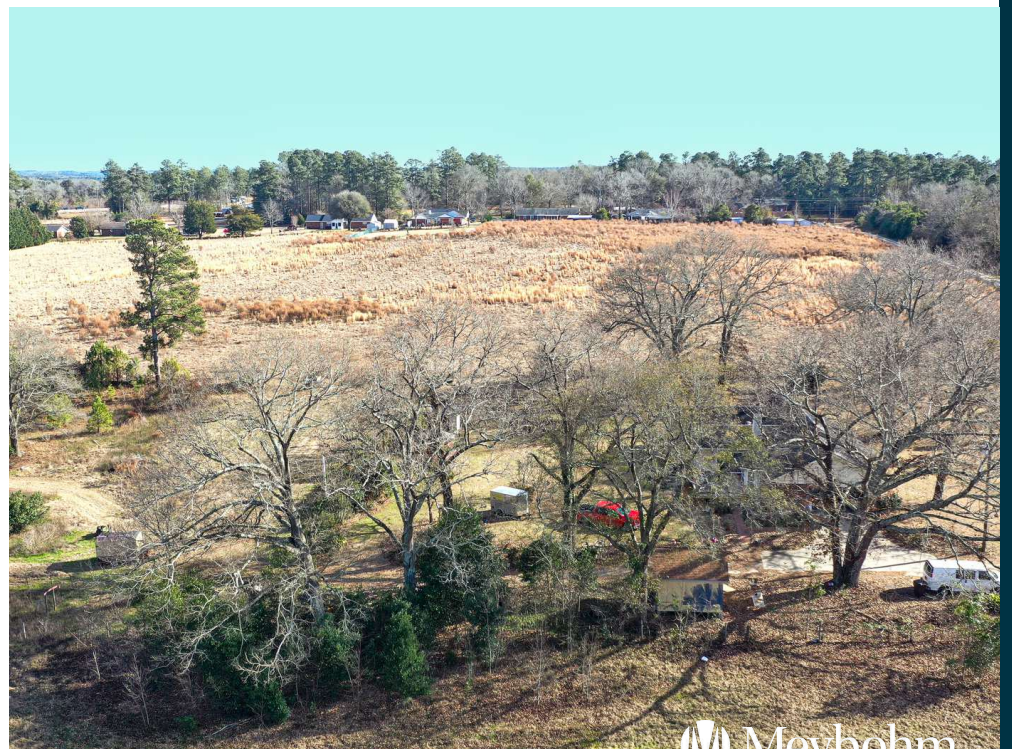
Northern Corner



Northern Side



Northwest View



Shell Home

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: 4/10/2023

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



BOUNDARY SURVEY FOR
MARY NELL CROSBY

SHOWING PROPERTY KNOWN AS TAX MAP 2110001050
DEED BOOK 267-1485

1134th G.M.D. 32.76 ACRES

AUGUSTA-RICHMOND COUNTY, GEORGIA

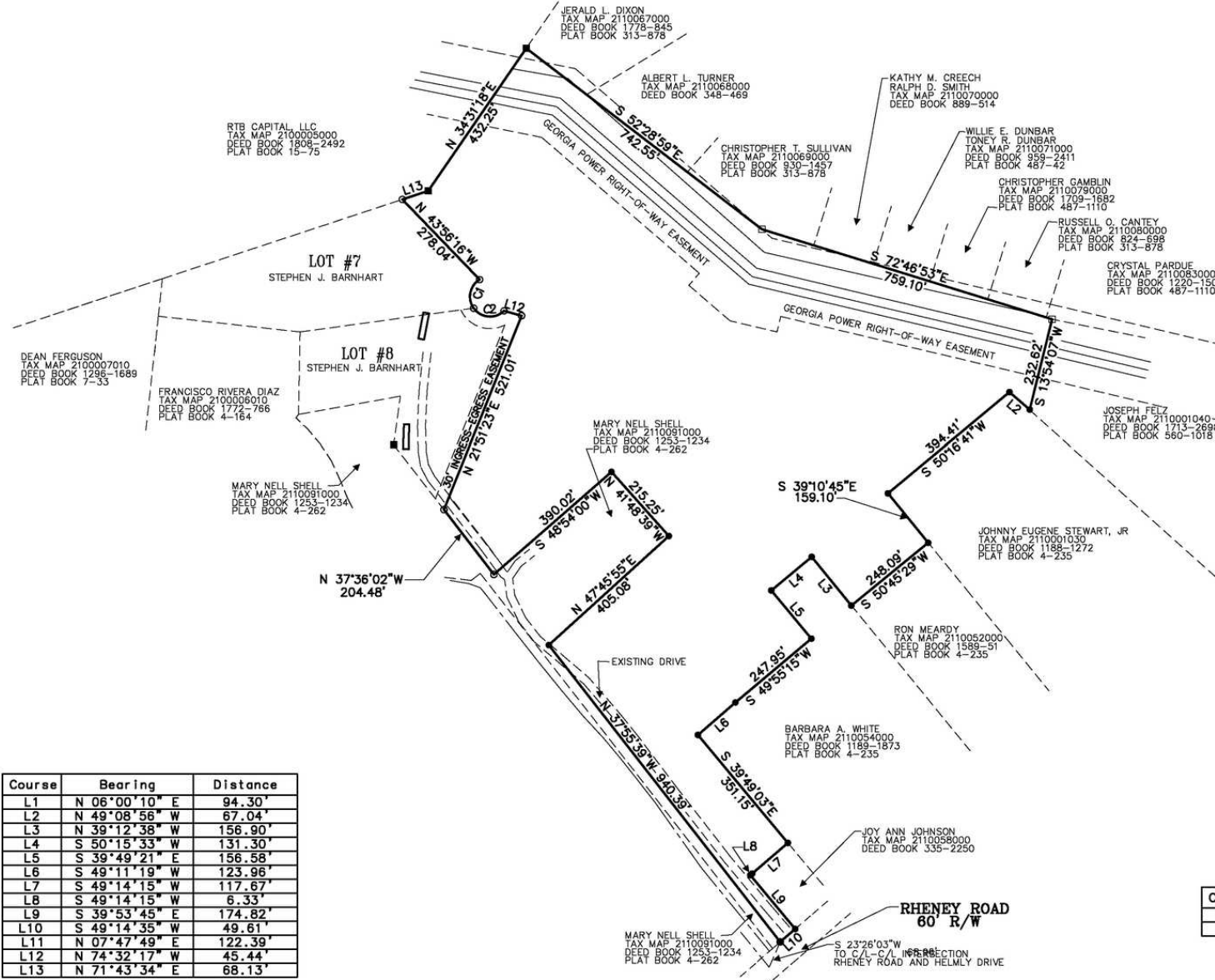
SCALE: 1"=200' MARCH 25, 2023 (FIELD WORK)
AUGUST 10, 2025 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/11,681'
ANGLE ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT
MAP CHECK 1/78,481'

- - 1/2" REBAR SET
- - 1/2" REBAR FOUND
- - 1/2" PIPE FOUND
- - 1" PIPE FOUND

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

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.
FEMA MAP 13245C0205G-NOVEMBER 15, 2019

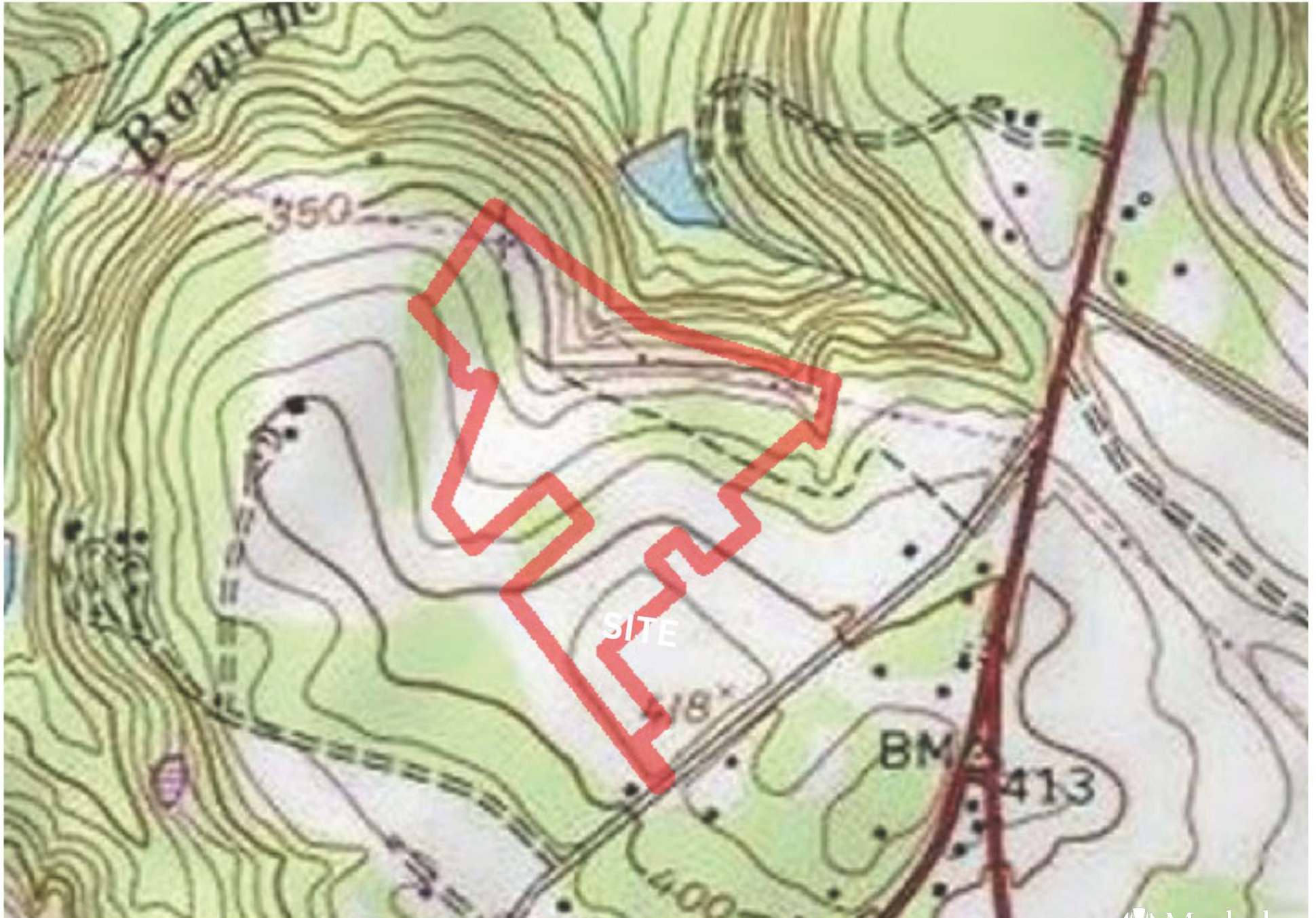


Course	Bearing	Distance
L1	N 06°00'10" E	94.30'
L2	N 49°08'56" W	67.04'
L3	N 39°12'38" W	156.90'
L4	S 50°15'33" W	131.30'
L5	S 39°49'21" E	156.58'
L6	S 49°11'19" W	123.96'
L7	S 49°14'15" W	117.67'
L8	S 49°14'15" W	6.33'
L9	S 39°53'45" E	174.82'
L10	S 49°14'35" W	49.61'
L11	N 07°47'49" E	122.39'
L12	N 74°32'17" W	45.44'
L13	N 71°43'34" E	68.13'

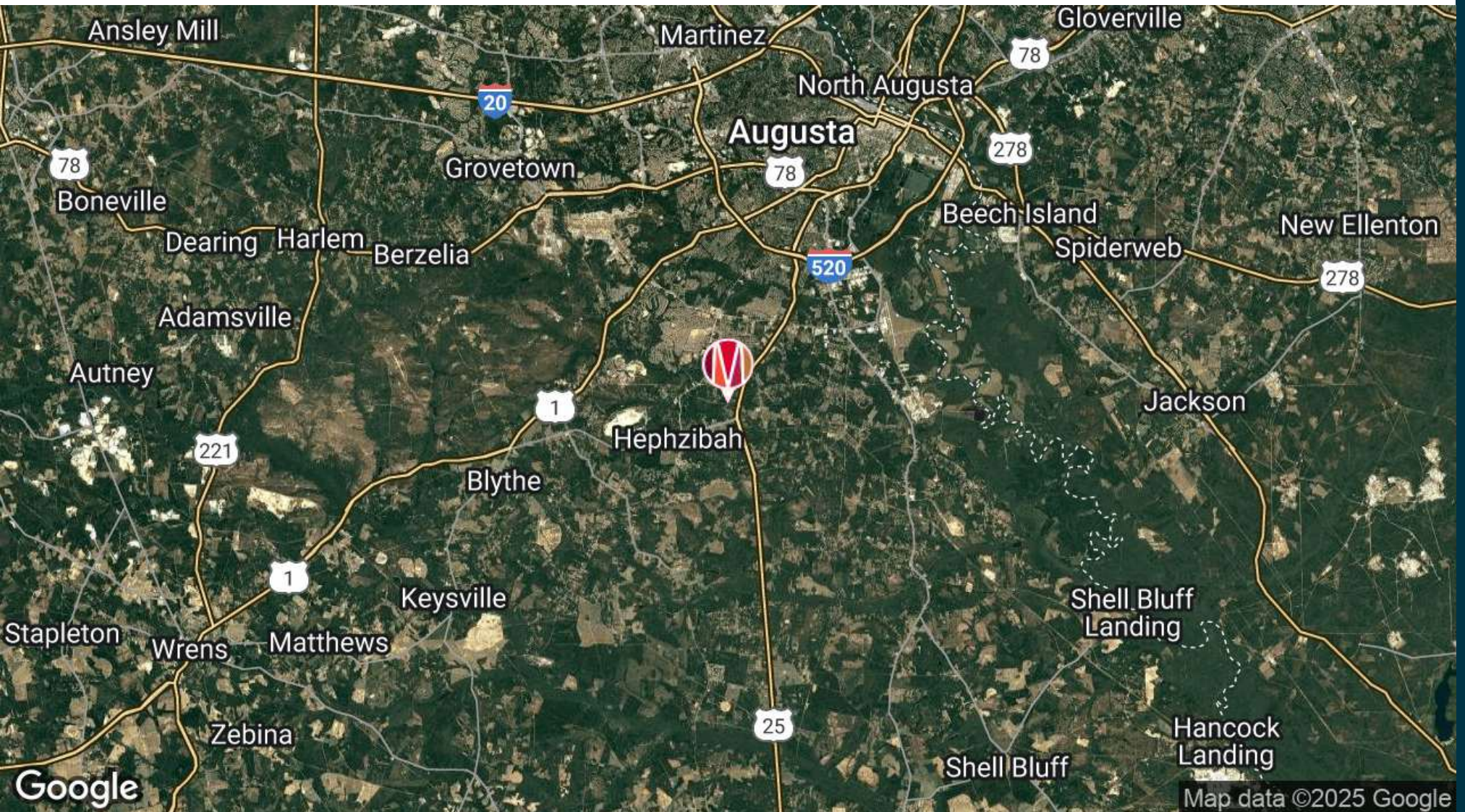
Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	81.77'	72.96'	N 11°37'42" E
C2	50.00'	86.67'	76.22'	N 84°52'54" W



Topo Map



LOCATION MAP

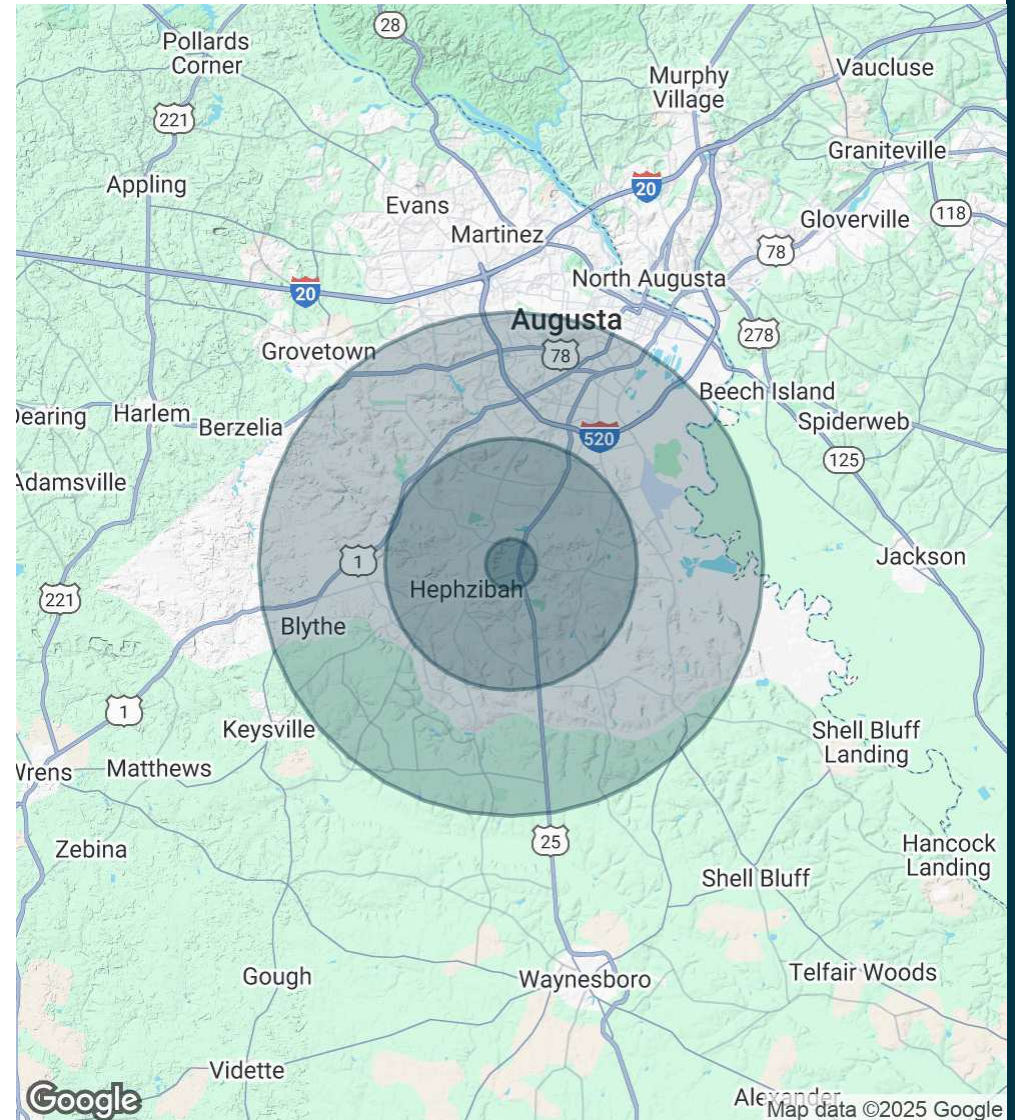


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	873	46,714	173,582
Average Age	38	40	38
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	310	17,473	66,215
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$73,830	\$81,882	\$75,112
Average House Value	\$175,835	\$203,643	\$201,374

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

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. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. 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, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337