100573053 | **Lot 4 Saggus Road , Washington, GA 30673** | **Active**
Land | **Current Price: $60,000**



Sub-Type:	Agriculture	**HOA:**	No
City Limits:	No	**Zoning:**	A5
County:	Wilkes	**Acres - Total:**	5.99
Location Type:	Mainland	**Deed Restrictions:**	No
Marketing City:	Washington	**Lot Dimensions:**	166'x1551'x182'x1575'
Subdivision:	Not In Subdivision	**Lot SqFt:**	260,924
Secondary Subdivision:	N/A	**Total Road Frontage:**	166
Elementary School:	Washington-Wilkes	**Water Frontage:**	0
Middle School:	Washington-Wilkes	**Waterfront:**	No
High School:	Washington Wilkes	**Waterview:**	No

Bldgs on Property: None; Other; See Remarks
Current Use: Agricultural; Development; Farm; Grazing; Manufactured Home; Recreational; Residential; Single Family; Vacant; Other; See Remarks; Horses; Hunting
Environmental Hazard: No
Terms: 1031 Exchange; Cash; Conventional; Lot Loan; Will Not Divide; None; Other; See Remarks; USDA Loan
Fuel Tank: None

Fencing: Barbed Wire; Gate; Partial; Perimeter; Wire; None; Other; See Remarks
HOA and Neigh Amenities: No Amenities; See Remarks
Lot Features: Gentle Sloping; Level; Rectangular Lot; Rolling Slope; Rural; Secluded; Subdivided; Wooded; None; Other; See Remarks; Interior Lot
Lot Water Features: Creek; Stream; None
View Type: Creek/Stream; See Remarks
Frontage Type: See Remarks

Possession: At Closing; Negotiable; See Remarks
Road Type/Frontage: Dirt; Maintained; Public (City/Cty/St); Unpaved; Other; See Remarks
Soil Evaluation: Soil Evaluation - Yes
Showing Instructions: 24 Hour Notice; Gate/Access Code; Showing Service; None; Other
Topography: Level; Rolling; Sloped; Undeveloped; Wooded; See Remarks
Utilities: None; Phone Available; Sewer Not Available; Underground Utilities; Water Not Available; Other; See Remarks
Sewer: None; Other; Septic Tank
Water Source: None; Private; Well

Cobra Zone:	No	**Federal Flood Ins Avlbl:**	No	**Plat Page:**	554
Deed Book:	421	**Tax Identifier:**	121007d	**Total Real Estate Property Taxes:**	274.47
Deed Page:	262	**PID:**	121007d		
Deferred Taxes:	No	**Plat Book:**	14	**Special Assessments:**	0
				Tax Assessed Value:	$24,281
				Tax Year:	2025

Marketing/Public Remarks: SAGGUS LANDING Lot 4 is a beautiful 5.99 acre tract for your future homesite in the midst of woodland populated by wildlife. There is a driveway cut into the lot as well as a gate at the road. This area will allow for a single family home that is a custom built home, modular home, or a mobile home. There are beautiful hardwood trees throughout the tract as well as a small rainwater creek. You will find some trails that go along the property lines previously used for off road vehicles. There is a mix of matured pine and hardwood trees including huge oaks on the property, pecans, persimmons, and other trees Deer and other wildlife seen on the property, such as turkey, rabbits, and other species. There is high speed internet and phone at the county maintained dirt road and power within expandable distance to the lot. The lot will require a well and septic tank and the Soil Survey / PERC Test has already been completed at the front of the property and satisfactory for a standard system and available for the buyer. The land was surveyed about 2 years ago with markers on all sides of the lot. There is NOT an HOA or Restrictions / Covenants. This land is conveniently located 15 minutes from the Washington city limits, between Athens and Augusta Georgia, and about two hours from metro Atlanta. Come and see the beautiful land that awaits at SAGGUS LANDING!!
Legal: Saggus Landing - Lot 4

Directions to Property: From the Washington City Limits Head East on West Robert Toombs Avenue and Continue on US Highway 378 East. Make a Left onto Metasville Road. Turn Right onto Oak Grove Road. Turn Left onto Saggus Road and the property will be on your Right Hand Side

Listing Courtesy of: Sharon G Bryan
Listing Office: Southern Classic Realty

















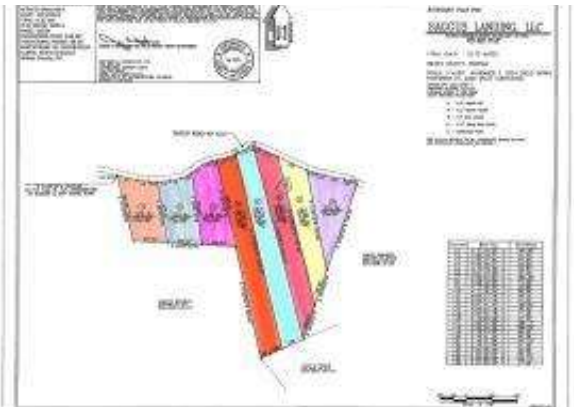











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