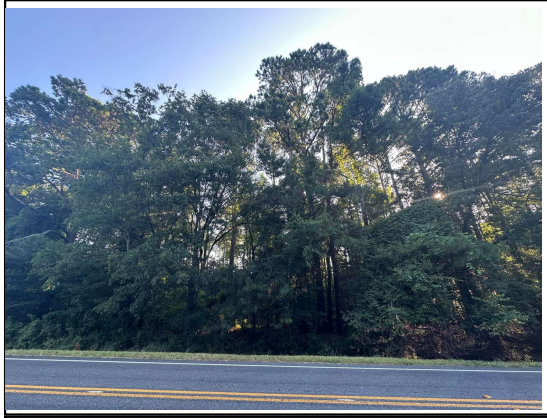
98224848 | **Lot 3a Elberton Highway , Lincolnton, GA 30817** | **Active**
Land | **Lot # 3A** | **Current Price: $69,000**



Sub-Type:	Mixed Use	**HOA:**	No
City Limits:	No	**Zoning:**	A-1
County:	Lincoln	**Acres - Total:**	6.08
Location Type:	Mainland	**Acres - Wooded:**	100
Lot #:	3A	**Deed Restrictions:**	No
Marketing City:	Lincoln	**Lot Dimensions:**	4790'x60'x1806'x249'
Subdivision:	Not In Subdivision	**Lot SqFt:**	264,845
Secondary Subdivision:	N/A	**Total Road Frontage:**	4,790
		Waterfront:	No
Elementary School:	Lincoln County	**Waterview:**	No
Middle School:	LINCOLN COUNTY		
High School:	Lincoln County		

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

Fencing: None; See Remarks
HOA and Neigh Amenities: No Amenities; See Remarks
Lot Features: Gentle Sloping; Irregular Lot; Level; Recreation Nearby; Rolling Slope; Rural; Secluded; Sloped; Split Possible; Wooded; None; Other; See Remarks
Lot Water Features: None
View Type: See Remarks
Frontage Type: See Remarks

Possession: At Closing; Negotiable; See Remarks
Road Type/Frontage: Asphalt; Maintained; Paved; Public (City/Cty/St); Other; See Remarks
Soil Evaluation: Soil Evaluation - Yes
Showing Instructions: Showing Service; None; Other
Topography: Level; Rolling; Sloped; Undeveloped; Wooded; See Remarks
Utilities: Electricity Available; None; Phone Available; Private; Sewer Not Available; Underground Utilities; Water Not Available; Other; See Remarks
Sewer: None
Water Source: None

Cobra Zone:	No	**Federal Flood Ins Avlbl:**	No	**Plat Page:**	11
Total City Real Estate Property Tax:	0	**Tax Identifier:**	27003a	**Total Real Estate Property Taxes:**	356.87
Deed Book:	319	**PID:**	27003a		
Deed Page:	17	**Plat Book:**	E2024		
Deferred Taxes:	No			**Special Assessments:**	0
				Tax Assessed Value:	$36,600
				Tax Year:	2025

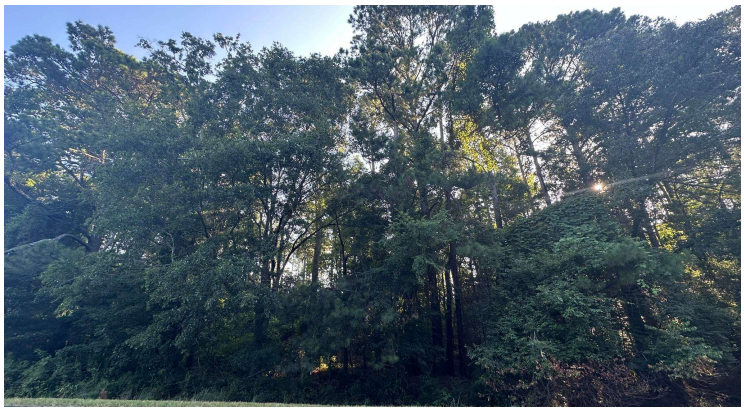
Marketing/Public Remarks: Discover the potential of this beautiful 6-acre tract on Elberton Highway, ready for your vision. Currently zoned Agricultural, this versatile property offers an ideal setting for your dream homesite and accommodates mobile homes, modular homes, or traditional stick-built homes.

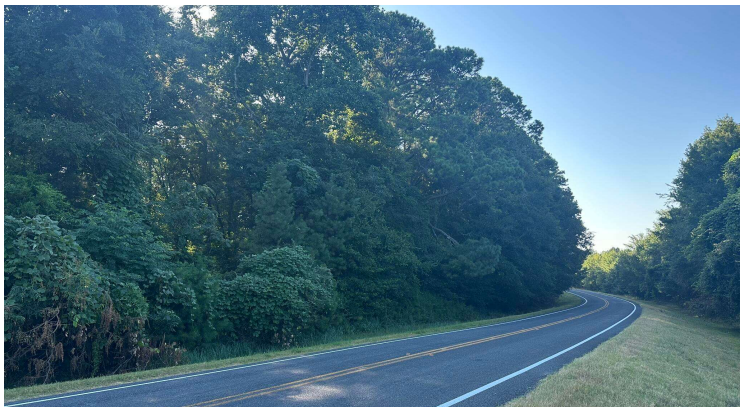
Electricity, high-speed fiber internet, and phone service are available at the road, making it easy to get connected. The property will require a private well and septic system. A site soil survey/percolation test has already been completed on the larger, wider section of the tract and is available for review.

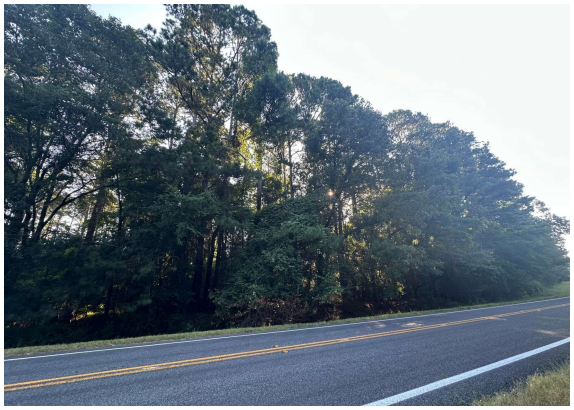
Enjoy the freedom of country living with no HOA, no covenants, and no restrictions--just 6.08 acres of beautiful rural land waiting for you to make it your own.
Legal: Unincorporated 6.08 acres
Historical MLS Number: 545011

Directions to Property: From the Lincolnton City Limits travel East out of the city limits on Washington Street / US Highway 378 towards McCormick. Turn Left onto Goshen Street. Continue onto Georgia Highway 79 / Elberton Highway and the property will be on your Right hand side before you get to Ebenezer Church Road.

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





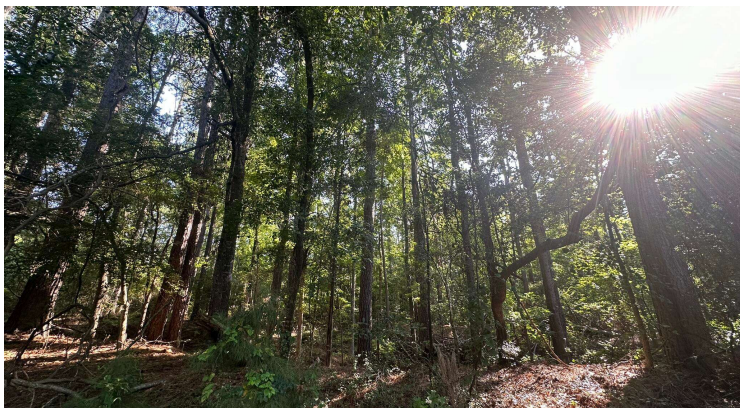






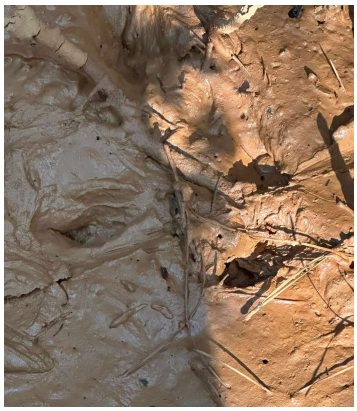



















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