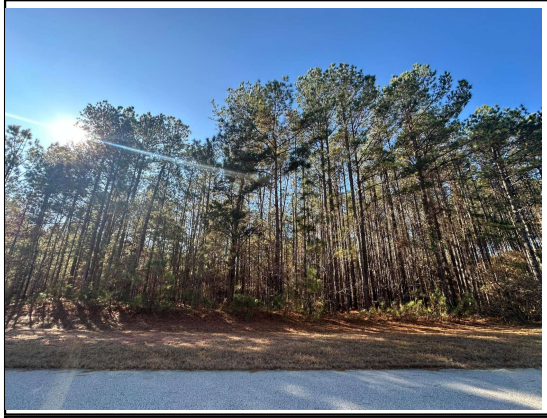
**98254488** | **1252 Rogers Road , Tignall, GA 30668** | **Active**
**Land** | **Lot # 294** | **Current Price: $12,276**



| | | | |
|---|---|---|---|
| **Sub-Type:** | Residential Lot | **HOA:** | Yes |
| **City Limits:** | No | **HOA Annual Amt:** | $54.17 |
| **County:** | Lincoln | **Zoning:** | R-1 |
| **Location Type:** | Mainland | **Acres - Total:** | 1.86 |
| **Lot #:** | 294 | **Deed Restrictions:** | Yes |
| **Marketing City:** | Lincoln | **Lot Dimensions:** | 320' x 505' x 520' |
| **Subdivision:** | Stillwater Coves | **Lot SqFt:** | 81,022 |
| **Elementary School:** | Lincoln County | **Total Road Frontage:** | 320 |
| **Middle School:** | LINCOLN COUNTY | **Water Frontage:** | 0 |
| **High School:** | Lincoln County | **Waterfront:** | No |
| | | **Waterview:** | No |

**Bldgs on Property:** None; See Remarks
**Current Use:** Recreational; Residential; Single Family; Vacant; Other; See Remarks; Hunting
**Environmental Hazard:** No
**Terms:** 1031 Exchange; Cash; Conventional; Federal Land Bank; Lot Loan; Will Not Divide; None; Other; See Remarks
**Fuel Tank:** None
**HOA:** Association Fee 1/Year: 650; Association Name: Silverleaf Management

**Fencing:** None; See Remarks
**HOA and Neigh Amenities:** Maint - Comm Areas; Maint - Grounds; Maint - Roads; Management; Master Insure; No Amenities; Recreation Nearby; RV Parking; RV/Boat Storage; Street Lights; Trail(s); Waterfront Community; Other; See Remarks
**Lot Features:** Cul-De-Sac; Gentle Sloping; Irregular Lot; Level; Rolling Slope; Secluded; Sloped; Subdivided; Subdivision; Wooded; None; Other; See Remarks; Interior Lot
**Lot Water Features:** Deeded Water Access; Deeded Water Rights; Lake Privileges; Water Access Comm; None
**View Type:** See Remarks
**Frontage Type:** See Remarks

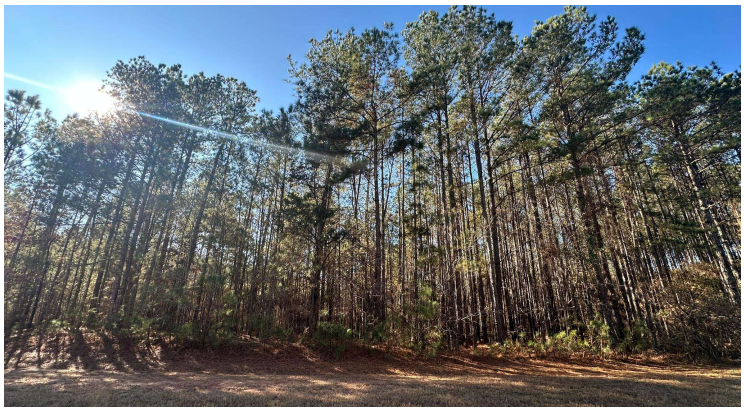
**Possession:** At Closing; Negotiable; See Remarks
**Road Type/Frontage:** Asphalt; Maintained; Paved; Private Road; See Remarks
**Soil Evaluation:** Soil Evaluation - Yes
**Showing Instructions:** Showing Service; None; Other
**Topography:** Level; Rolling; Sloped; Steep; Undeveloped; Wooded; See Remarks
**Utilities:** Electricity Available; None; Phone Available; Private; Sewer Available; Sewer Not Available; Underground Utilities; Water Available; Other; See Remarks
**Sewer:** Community Sewer; Holding Tank; None; Other
**Water Source:** County Water; Public

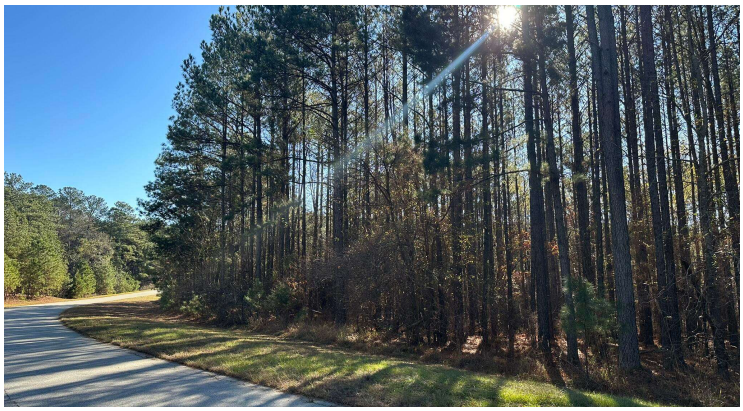
| | | | | | |
|---|---|---|---|---|---|
| **Cobra Zone:** | No | **Tax Identifier:** | 10a294 | **Plat Page:** | 145B |
| **Total City Real Estate Property Tax:** | 0 | **PID:** | 10a294 | **Total Real Estate Property Taxes:** | 48.75 |
| **Deed Book:** | 316 | **Plat Book:** | PCA | | |
| **Deed Page:** | 864 | | | | |
| **Deferred Taxes:** | No | | | **Special Assessments:** | 0 |
| | | | | **Tax Assessed Value:** | $5,000 |
| | | | | **Tax Year:** | 2025 |

**Marketing/Public Remarks:** Great Little Triangle Buildable Lot in Stillwater Coves. Lot 294 is 1.86 Acres in Size and backs to a community common space that eventually connects to the Lake!! The front middle and right side of the lot are fairly level through most of the lot, on the Left side of the lot it does slope and roll as well as in the total back before connecting to the community common area. Stillwater Coves does have a HOA with yearly fees of 650. There is a minimum square footage for building of 1300 and sorry no mobile homes. All Utilities are available in this community including electric, water, sewer, phone, and high speed fiber internet.
**Legal:** Stillwater Coves Subdivision, Phase 2, Lot 294
**Historical MLS Number:** 550067

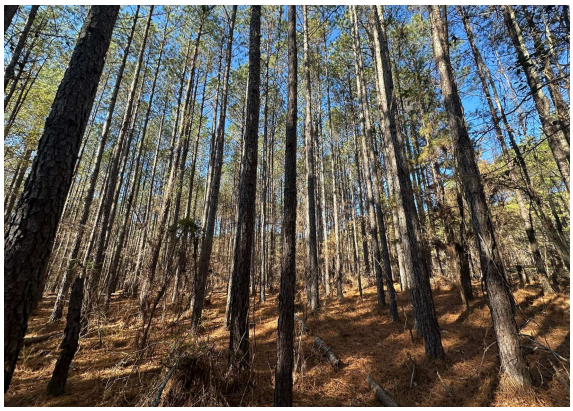
**Directions to Property:** From the Lincolnton City Limits travel East on Washington St / US Hwy 378 towards McCormick. Turn Left onto Goshen St / Ga Hwy 79. Continue onto Elberton Hwy / Ga Hwy 79. Make a Right onto Graball Rd. Turn Right onto Hesters Ferry Rd. Turn Right onto Hardwood Dr. Turn Left onto Rogers Rd and the property will be on your right hand side past Magnolia Ct.

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











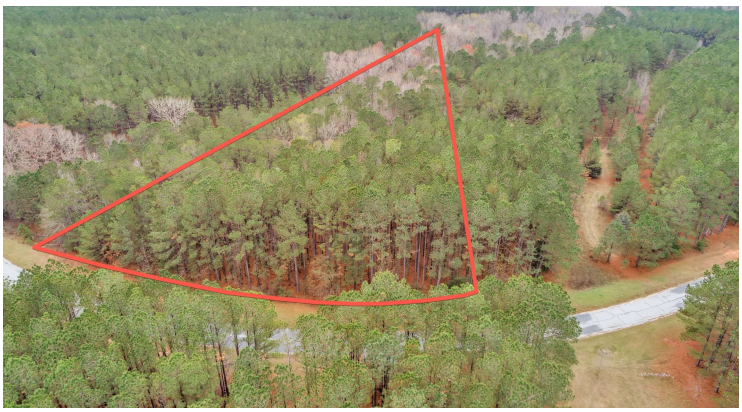










STILLWATER
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