98256795 | **Lot 12 Robin Boulevard , Swainsboro, GA 30401** | **Active**
Land | **Lot # 12** | **Current Price: $56,325**



Sub-Type:	Residential Lot	**HOA:**	No
County:	Emanuel	**Zoning:**	R4
Marketing City:	Other	**Acres - Total:**	7.51
Subdivision:	Westbrook	**Acres - Wooded:**	100
Elementary School:	Other	**Lot Dimensions:**	272'x817'x600'x1082'
Middle School:	Other	**Lot SqFt:**	327,136
High School:	Other		

Bldgs on Property: None; See Remarks
Current Use: Agricultural; Vacant; Other; See Remarks
Terms: 1031 Exchange; Cash; Conventional; None; Other; See Remarks; USDA Loan

Fencing: None; See Remarks
HOA and Neigh Amenities: Other; See Remarks
Lot Features: Cul-De-Sac; Level; Secluded; Wooded; Other; See Remarks

Road Type/Frontage: Maintained; Private Road; Unpaved; See Remarks
Showing Instructions: 24 Hour Notice; Showing Service; None; Other
Topography: Level
Utilities: Electricity Connected; Phone Available; Sewer Not Available; Water Not Available; Other; See Remarks
Sewer: None; Septic Tank
Water Source: Well

Tax Identifier:	058104	**Tax Year:**	2025
PID:	058104		

Marketing/Public Remarks: Just outside of the city limits is the quaint little estate community of Westbrook! Great Acreage ready for you to build your next home on 7.51 acres!! Property Dimensions are roughly 272' across the front, 817' on the south side, 600' across the back, and 1082' on the north side of the property lines. The property is relatively flat throughout the property, making several homesites easily available through this 7.51 acre lot. The front tends to hold some water during the heavy rain periods and soil analysts have suggested making a pond site towards the front like other lots in the neighborhood. The county suggested to a prior buyer that there would be good building sites in the middle of the property that would support a septic tank. There is tons of wildlife on the property including deer, tons of rubs and tracks can be found throughout the property. The property backs to a farm so you don't have anyone on top of you. This community does not have an HOA, but does have protective covenants and no mobile homes. Septic & Well needed. Electric, phone and high speed internet available at the road.
Historical MLS Number: 555078
Public Historical Remarks: Lot Features: Bottom Land, Listing Terms: RDHA, Frontage Length: 272', Stipulation of Sale: Standard

Directions to Property: From the Swainsboro City Limits head West on US Highway 80 ... You will go past the Highway 1 Bypass ... Then about a mile after the Bypass you will make a right onto Ben Blvd. Ben Blvd will come to a dead end at Robin Blvd where you will want to turn Left. The property will be on your left hand side about 1000 feet.

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

















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