

CARRIAGE HOUSE

Realty, Inc.

ATHENS, GA



**627 Foote McClellan Road
Colbert, GA 30628**



29.16 acre tract

BANK-OWNED

\$151,632

Contact Information:

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Information Sheet

Address:	627 Foote McClellan Road, Colbert, GA 30628
Lot Size:	29.16 acres
Utilities:	Electricity running the depth of property; well and septic on property but condition of each is unknown
Zoning:	R1
Price:	\$151,632
Makeup:	Approximately 65% open pasture, 35% wooded with mature hardwoods
Water:	Partial ownership of pond (needs re-survey to confirm)
Topography:	Flat with a very slight slop towards the rear of the property

Bank-owned! Nearly 30 acres of beautiful pasture land conveniently located just off Hwy 72, minutes from Athens. Roads, fencing, and utilities in place. No value is given to mobile home on property. Hard to find a piece of land this convenient and picturesque for the price! Sold "as-is" with no disclosures.

CARRIAGE HOUSE

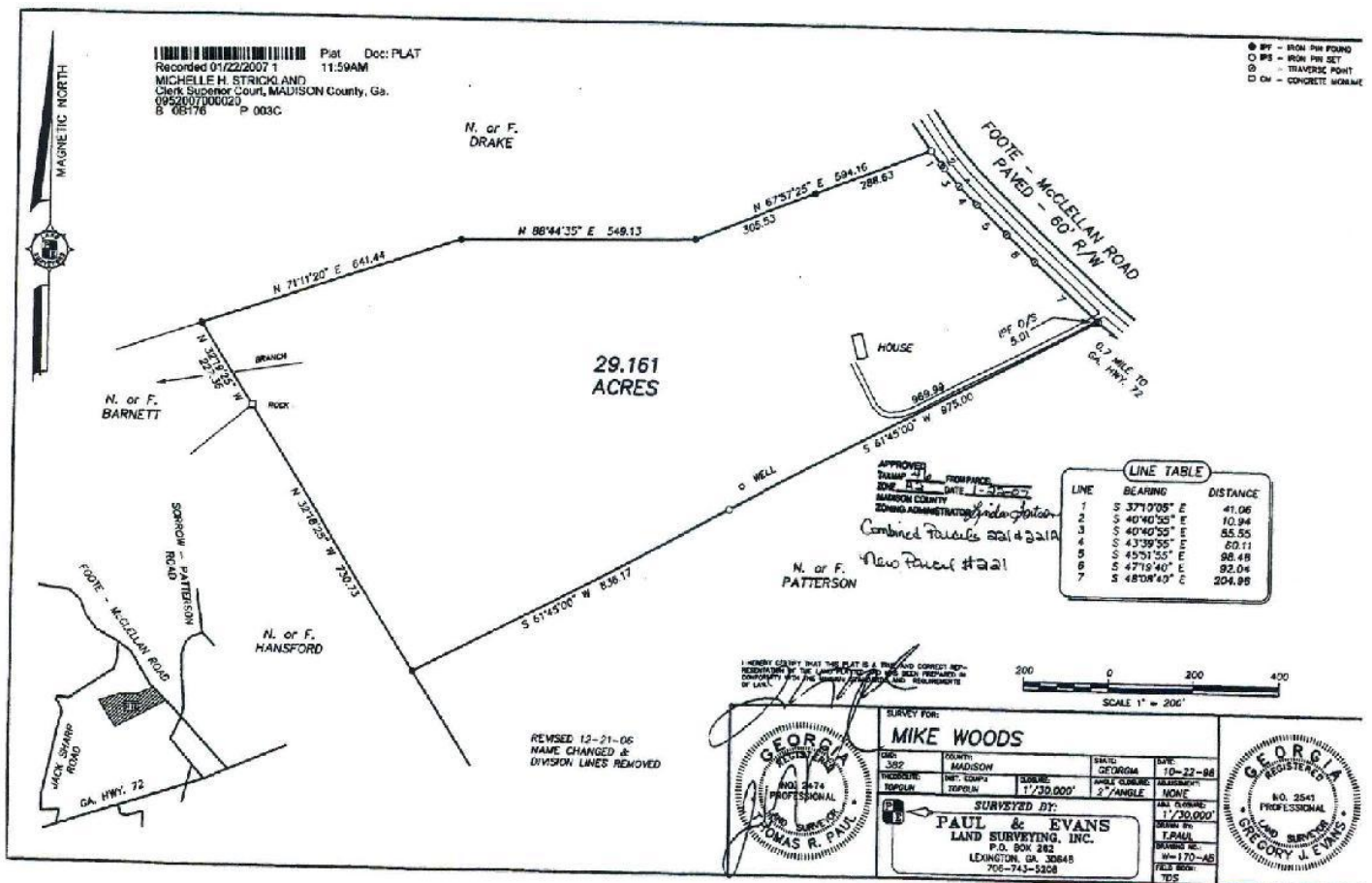
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Plat



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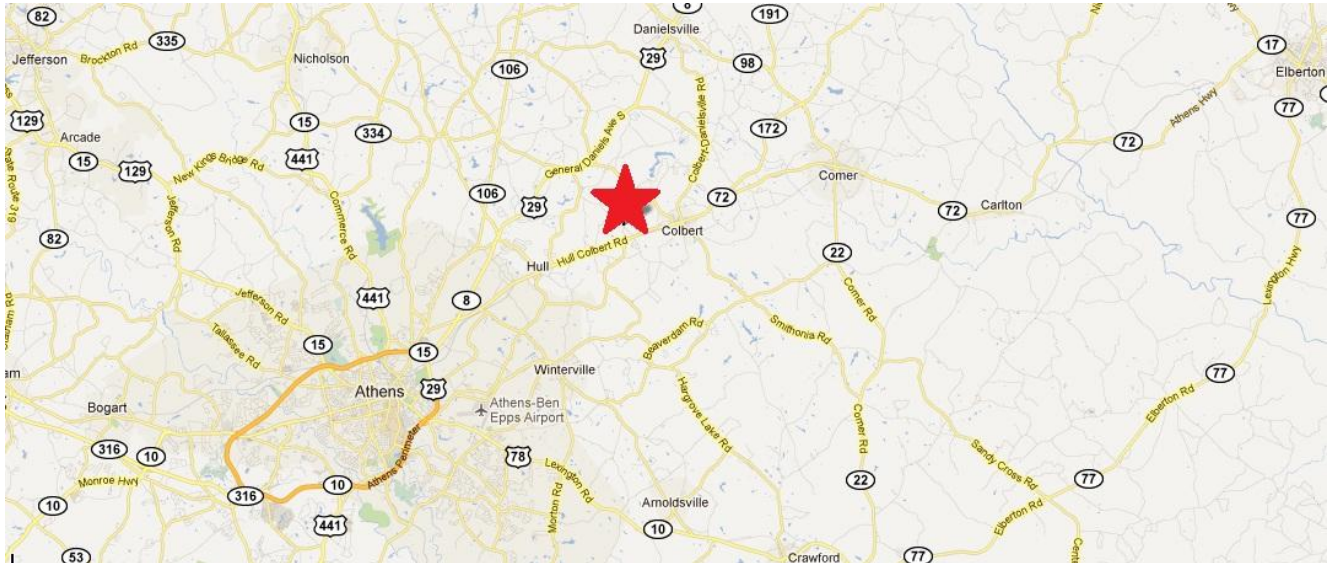
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Regional Map



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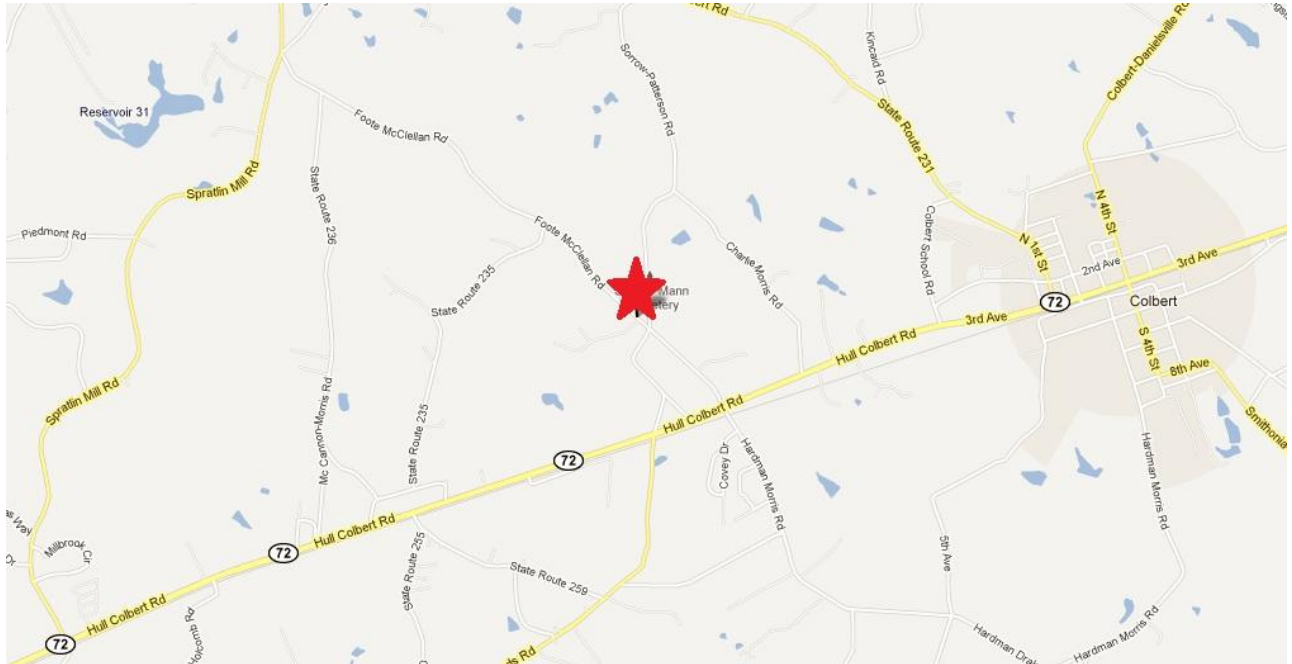
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Local Map



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Local Aerial View



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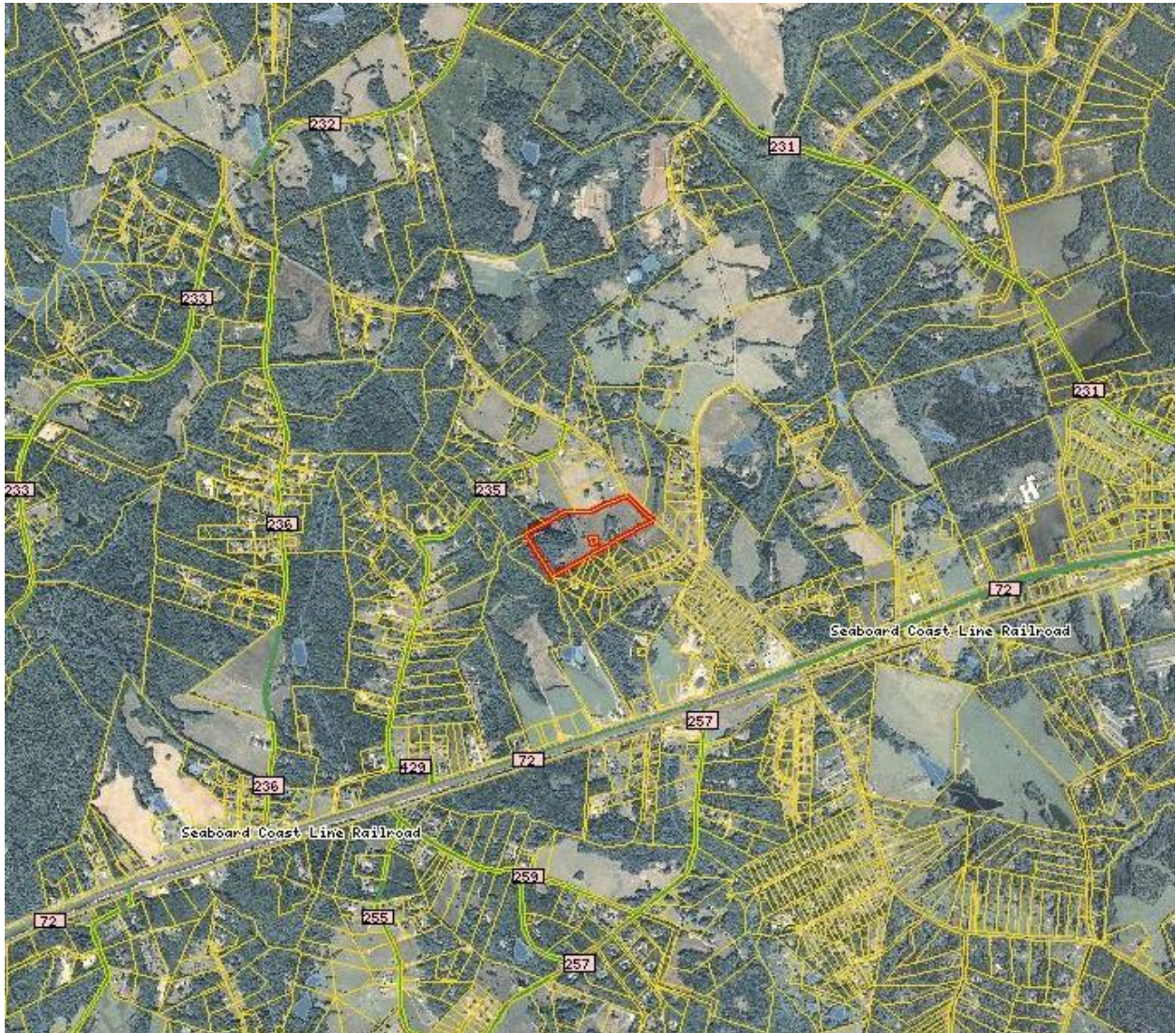
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Regional Aerial View



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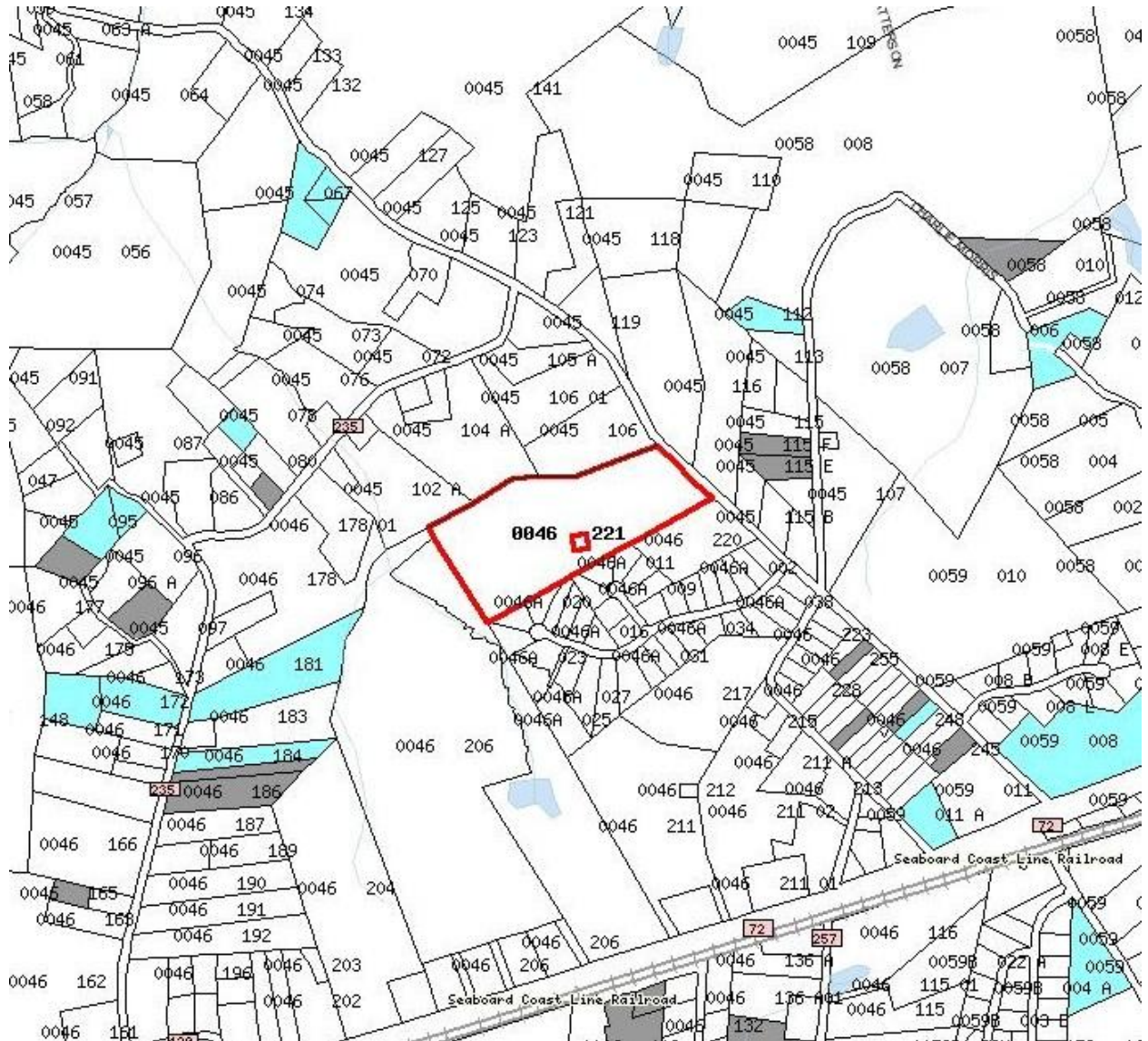
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Parcel Map



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Topographic Map

