

# CARRIAGE HOUSE

Realty, Inc.



ATHENS, GA

## 0 Jerusalem Road Watkinsville, GA 30677



**\$184,000**

### Contact Information:

Jeff Koon  
Carriage House Realty

770 Gaines School Road  
Athens, GA 30605

Office: 706-353-1750  
Cellular: 706-718-1159

CARRIAGE HOUSE

Realty, Inc.



ATHENS, GA

**0 Jerusalem Road  
Watkinsville, GA 30677**

Table of Contents

Section 1... Information Sheet

Section 2... Local Map

Section 3... Regional Map

Section 4... Aerial Views

Section 5... Parcel Map

Section 6... Topographic Map

# CARRIAGE HOUSE

Realty, Inc.



ATHENS, GA

## **0 Jerusalem Road Watkinsville, GA 30677**

### Information Sheet

Address:	0 Jerusalem Road, Watkinsville, GA 30677
Lot Size:	22.46 acres
Zoning:	A1
Price:	\$184,000
Price/Acre:	\$8192/acre

Carriage House Realty is proud to introduce this BANK OWNED 22.46 acre tract with frontage on Jerusalem Road and just off Colham Ferry Road. The property is mostly wooded with creek frontage on the back of the parcel. Conveniently located just a few miles from downtown Watkinsville and the Oconee National Forest, the property presents numerous opportunities for hunting, recreation, a hobby farm, or estate lot. The low price also makes the tract an exceptional investment opportunity for future development.

### Local Map

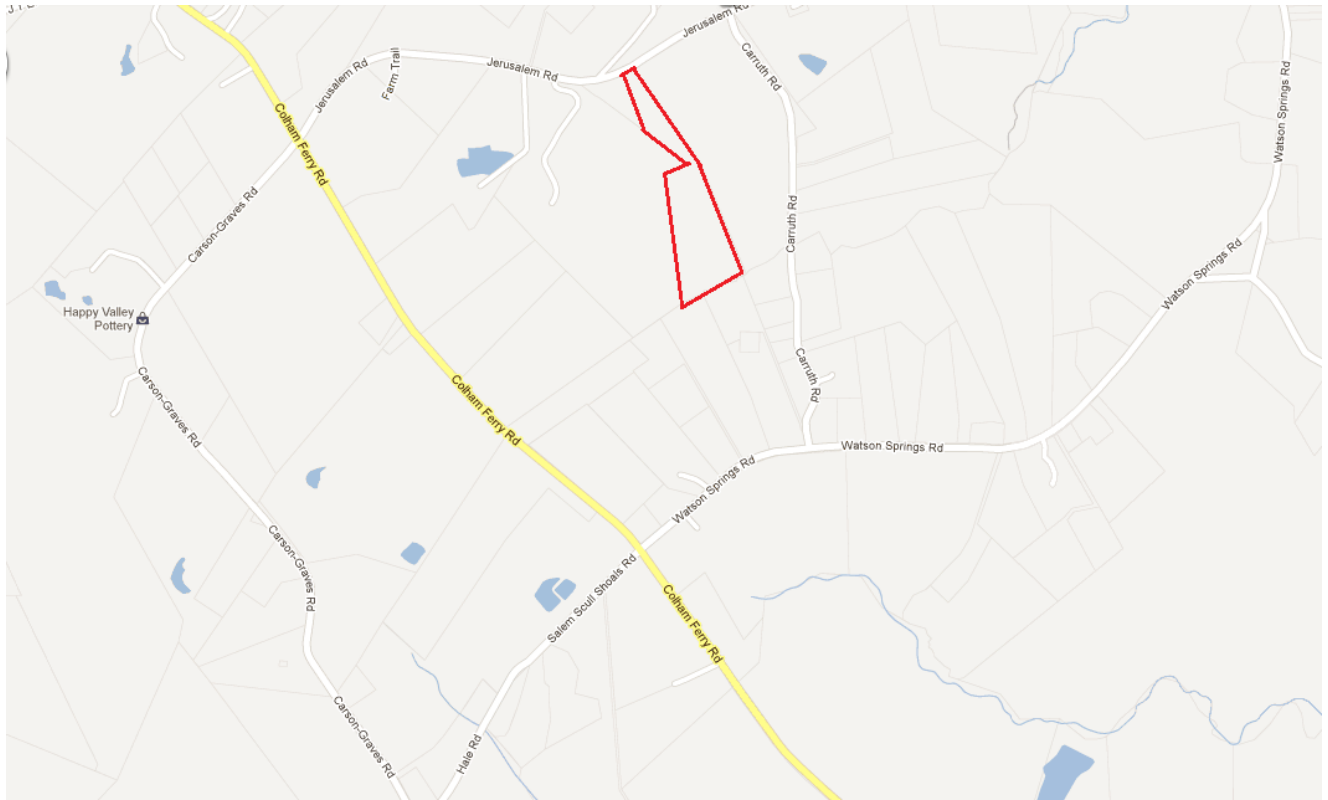
# CARRIAGE HOUSE

Realty, Inc.

ATHENS, GA



## 0 Jerusalem Road Watkinsville, GA 30677



### Regional Map

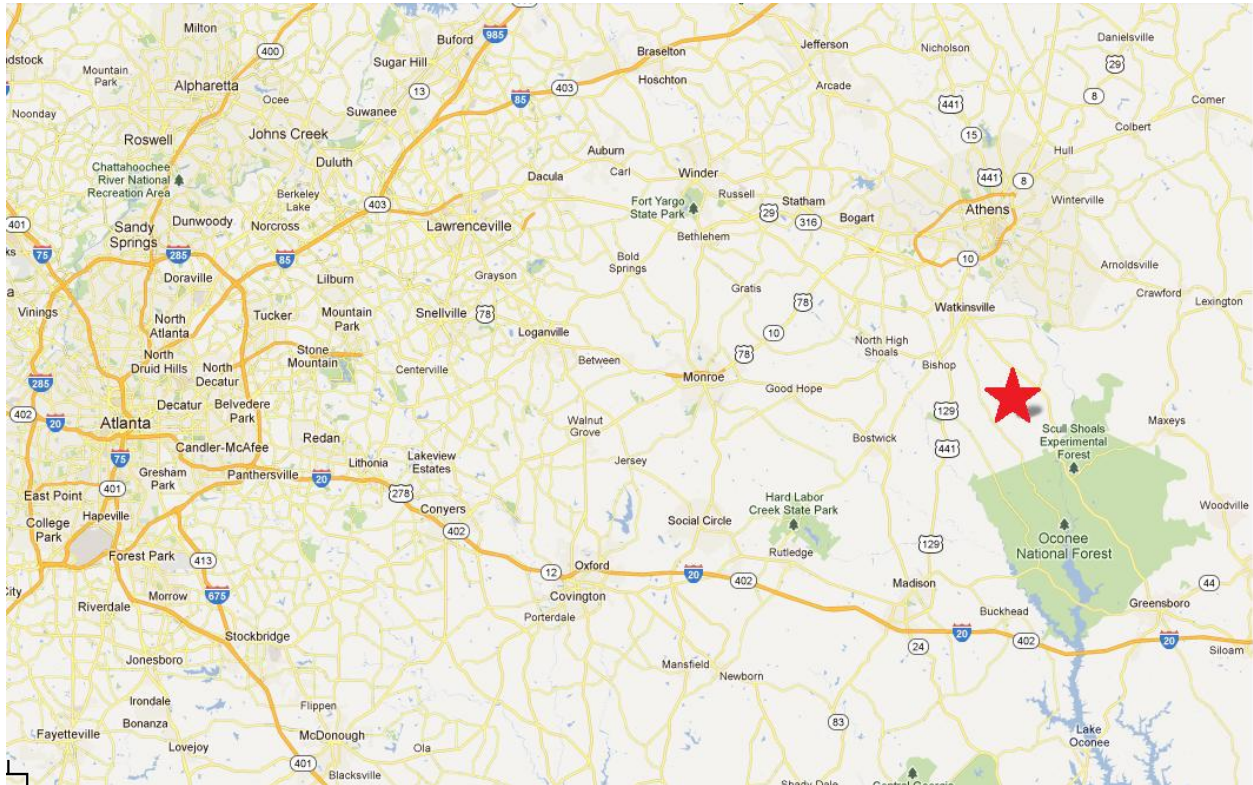
# CARRIAGE HOUSE

Realty, Inc.



ATHENS, GA

## 0 Jerusalem Road Watkinsville, GA 30677



### Aerial Views

# CARRIAGE HOUSE

Realty, Inc.



ATHENS, GA

## 0 Jerusalem Road Watkinsville, GA 30677



### Parcel Map

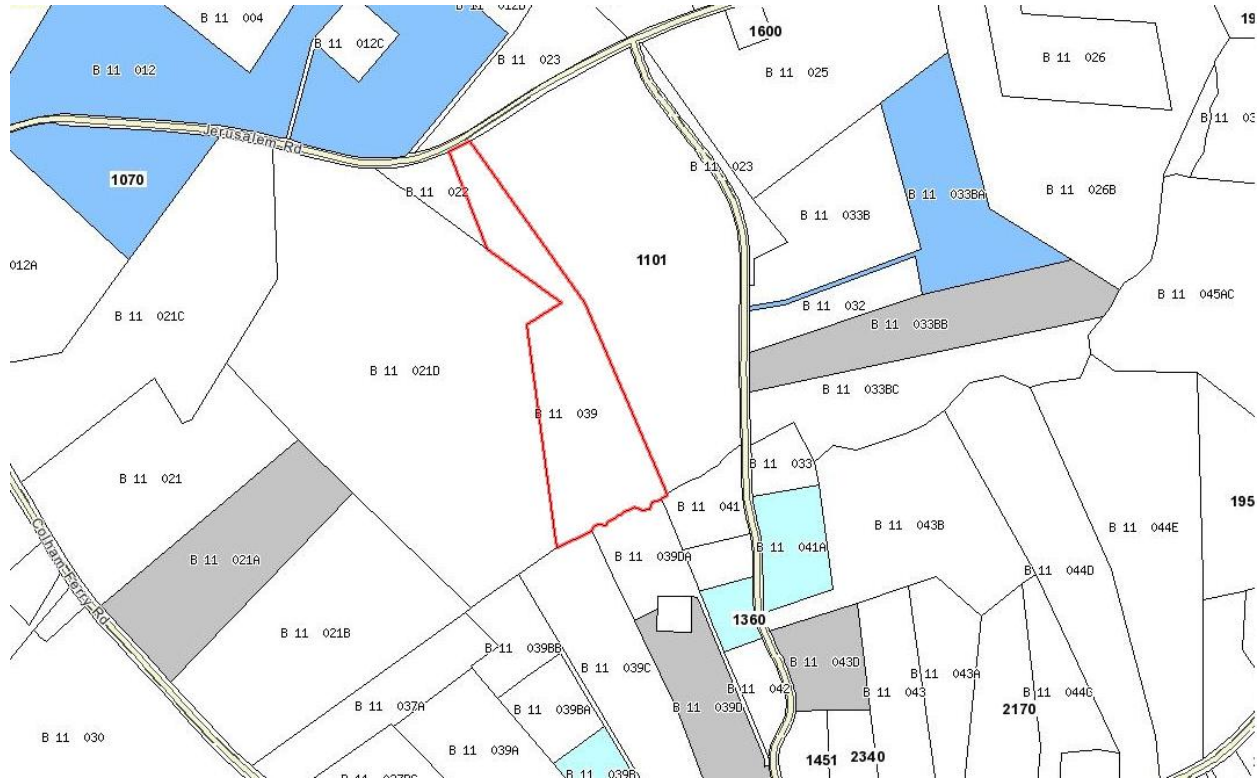
# CARRIAGE HOUSE

Realty, Inc.



ATHENS, GA

## 0 Jerusalem Road Watkinsville, GA 30677



### Topography Map

Jeff Koon, CCIM | Carriage House Realty, Inc. | 706-353-1750 <http://www.jeffkoon.com>

# CARRIAGE HOUSE

Realty, Inc.



ATHENS, GA

## 0 Jerusalem Road Watkinsville, GA 30677

