

**FOR SALE: Multi-Lot Land off Highway 212 | 64.85± Acres**  
**Pickett Bridge Road, Dry Pond Road, Riverbrooke Trail**  
**Covington, GA 30016**

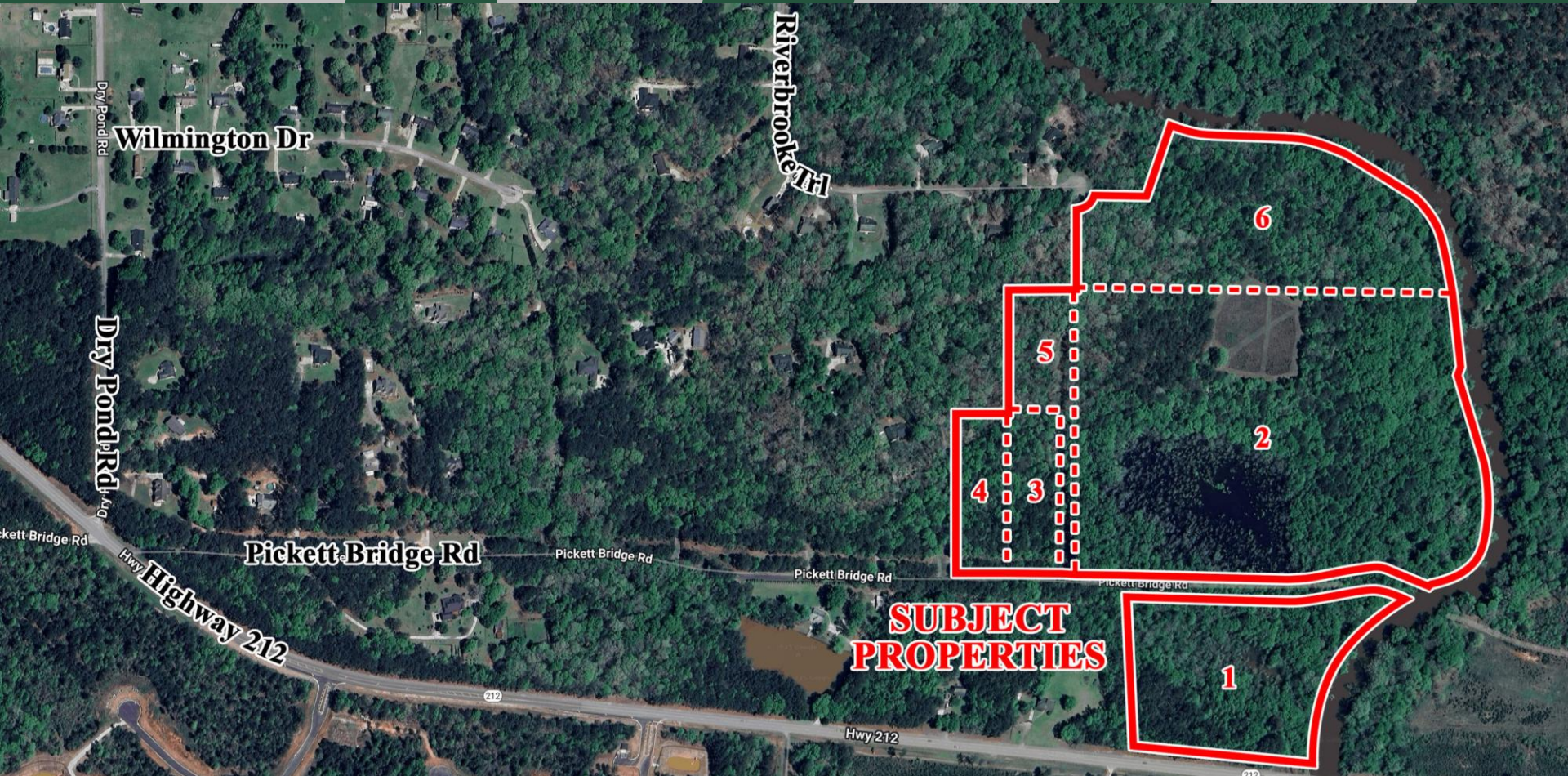


Summary

Area Info

Maps

Agent Info



**CONTACT**

**Jenny Howell, Commercial Sales & Leasing**  
478-746-9421 Office  
786-449-8523 Cell  
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Licensed in Florida and Georgia  
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

SITES

**Sale Price:** All Lots – REDUCED: \$385,000.00  
~~SALE PRICE: \$520,025.00~~

**County:** Newton

**Property** Dry Pond Road – 0051000000017000  
**Addresses,** Pickett Bridge Road – 0051000000037000  
**Parcel IDs:** Pickett Bridge Road – 0051000000086000  
Pickett Bridge Road – 0051000000087000  
1221 Pickett Bridge Road – 0051000000088000  
280 Riverbrooke Trail – 0051000000218000

**Taxes:** Dry Pond Road – \$1,626.33  
**(2025 Est.)** Pickett Bridge Road – \$1,380.74  
Pickett Bridge Road – \$409.33  
Pickett Bridge Road – \$409.33  
1221 Pickett Bridge Road – \$354.42  
280 Riverbrooke Trail – \$1,300.86  
Total – \$5,481.01

SITES

**Site Sizes:** Dry Pond Road – 34.31 AC  
Pickett Bridge Road – 11.07 AC  
Pickett Bridge Road – 2.3 AC  
Pickett Bridge Road – 2.3 AC  
1221 Pickett Bridge Road – 2.6 AC  
280 Riverbrooke Trail – 12.27 AC  
Total – 64.85 AC

**Zoning:** A-R (Agricultural Residential)

**Utilities:** All Available

Demographics 2025	5 Miles	10 Miles	15 Miles
Population	18,353	110,613	267,226
Avg HH Income	\$104,594	\$98,470	\$105,709
Median Age	35.2	36.0	37.3

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## PROPERTY INFORMATION

### PROPERTY DESCRIPTION

Fickling & Company is proud to present an exceptional multi-lot land opportunity in Newton County, conveniently located just off Highway 212. This offering totals **64.85± acres**. Please refer to the acreage breakdown for details.

Located near **Pickett Bridge Plantation** and **Riverbrooke Plantation**, this Covington-area land is surrounded by a quiet, established community of estate homes on sizable tracts. Its location on **the Yellow River** offers scenic river frontage and enhances the land's recreational and ecological value. The landscape includes a mix of open fields, mature hardwoods, and freshwater wetlands - ideal for waterfowl habitat, privacy, and nature-based enjoyment.

#### Key Features:

- Conservation land with potential for mitigation or offset use.
- Smaller parcels include **protective covenants** to maintain land integrity.
- Peaceful, low-density surroundings with convenient access to Covington and surrounding growth corridors.

#### Ideal For:

- **Individuals** looking to custom build a private farm estate.
- **Outdoor enthusiasts** looking for a private recreational retreat.
- **Investors** interested in land banking or holding for future appreciation.

Tract #	Acreage
1	11.07
2	34.31
3	2.3
4	2.3
5	2.6
6	12.27
Total:	64.85



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## WATER MAP



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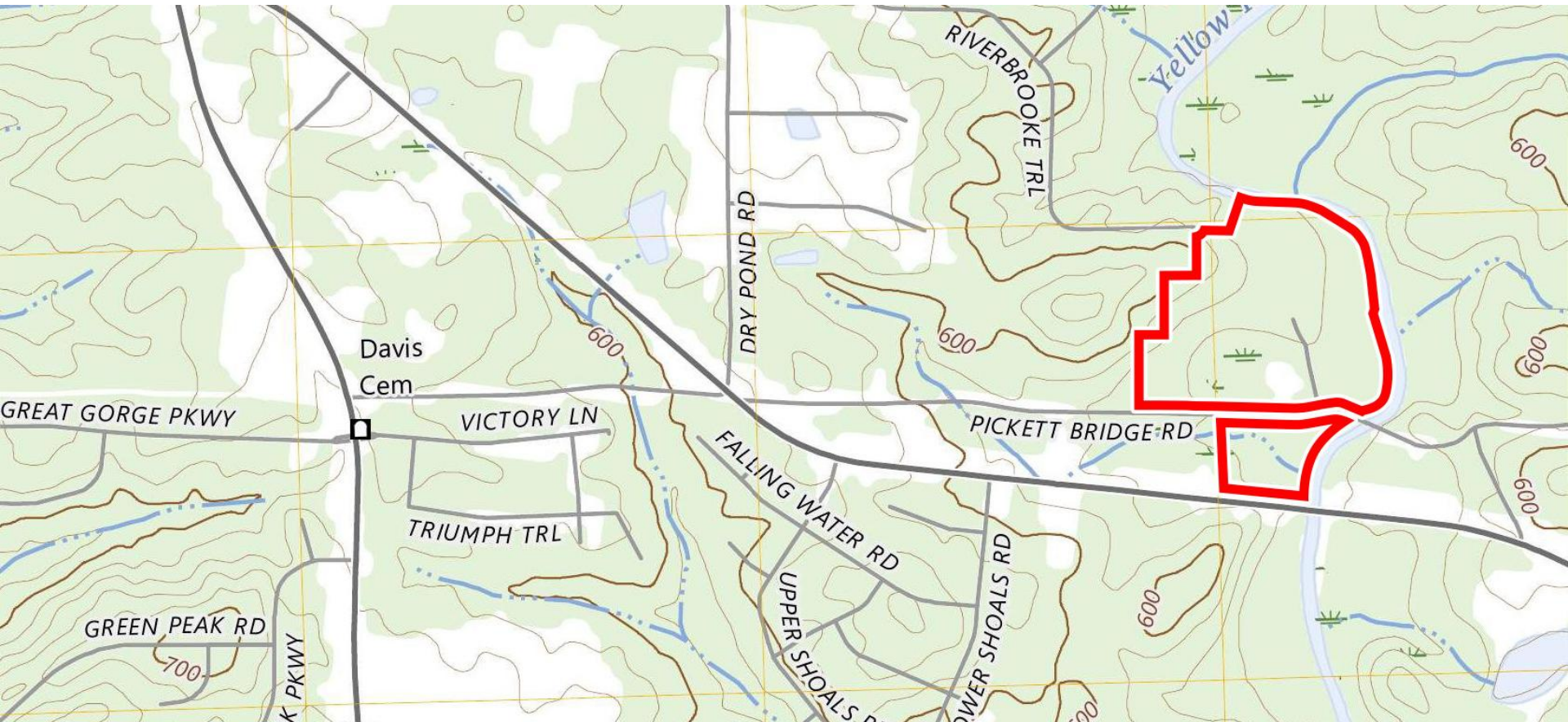
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## TOPOGRAPHY



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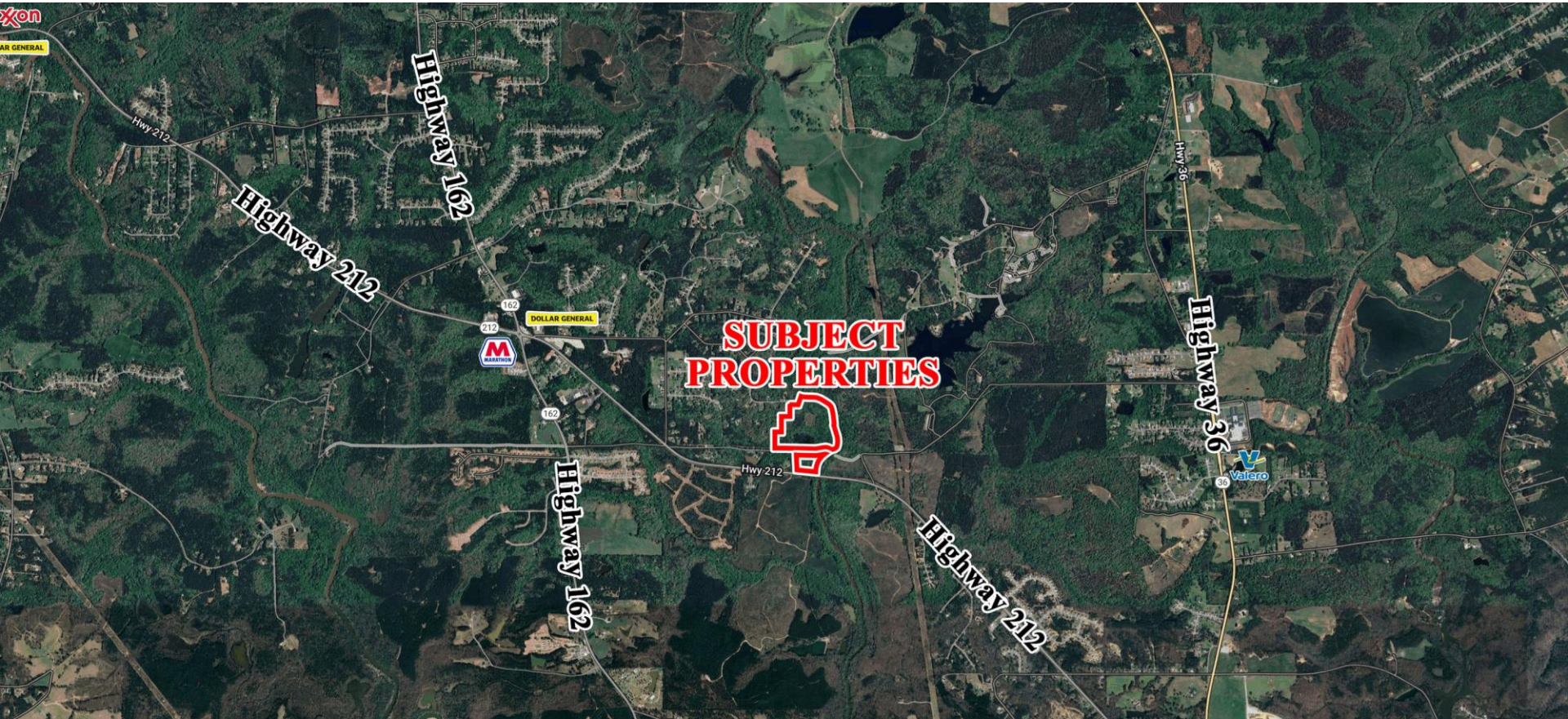
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**AERIAL**



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## AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.

### Presented by: Jenny Howell

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.

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