

Little River Tract



Offered for \$269,000



14.5 Acres | 0 Thurman Baccus Road | Walton County, GA | 30025

Southern Land Exchange is proud to present Little River Tract - a 14.5 acre property located in the desirable City of Social Circle. Social Circle is known for its small-town charm, good schools and proximity to Atlanta. Little River Tract gets its name from the beautiful Little River that runs through the property. With over 1,000 feet of frontage on both sides of the river, beautiful rock shoals and small swimming holes, Little River is a great water feature. Abundant wildlife makes this property an excellent option for recreational minded buyers looking for a place to build their home while also enjoying the great outdoors. In addition to Little River, there is also a small creek that runs through the property, improving the wildlife habitat even more. There are multiple potential homesites on the property. The site at the road is the most convenient for getting construction trucks in and out. There is also beautiful build site towards the middle of the property, however there would be a creek crossing. There is approx. 500 feet of paved frontage on Thurman Baccus Road. As for location, the new elementary school adjoins the southwest boundary line of the subject property. Downtown Social Circle is less than 2 miles away and it's about 1 hour to the Atlanta Airport. Little River Tract is one of the best price-to-acreage properties available in Social Circle! Call Travis Ebbert at 706-614-8840 for more information and to schedule a time to tour the property.

Travis Ebbert

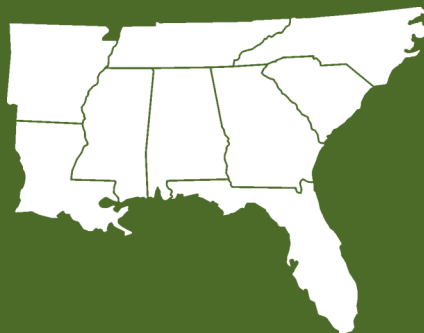
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Land Exchange**