# FOR SALE

## OLD COLLIER FARM

Morgan County, GA 52.29 +/- Acres \$522,900











- Property Features:

  170 +/- feet of frontage on paved Parks Mill Road
- Small field surrounding an old home
- Property is stocked with maturing planted pine
- 2 +/- acres of upland hardwood
- 3 +/- acres around the house of pasture and food plots
- Internal road system
- CUVA (Conservation Use Value Assessment) expires December 31,2022
- Gentle rolling topography
- Permanent Residential Site
- Electricity

#### DIRECTIONS

From Interstate 20 take exit 121 then head north 1.2 miles to Buckhead. Take a right on Parks Mill Road crossing back over Interstate 20. Property will be on the left right past the Parks Mill Historical Marker.

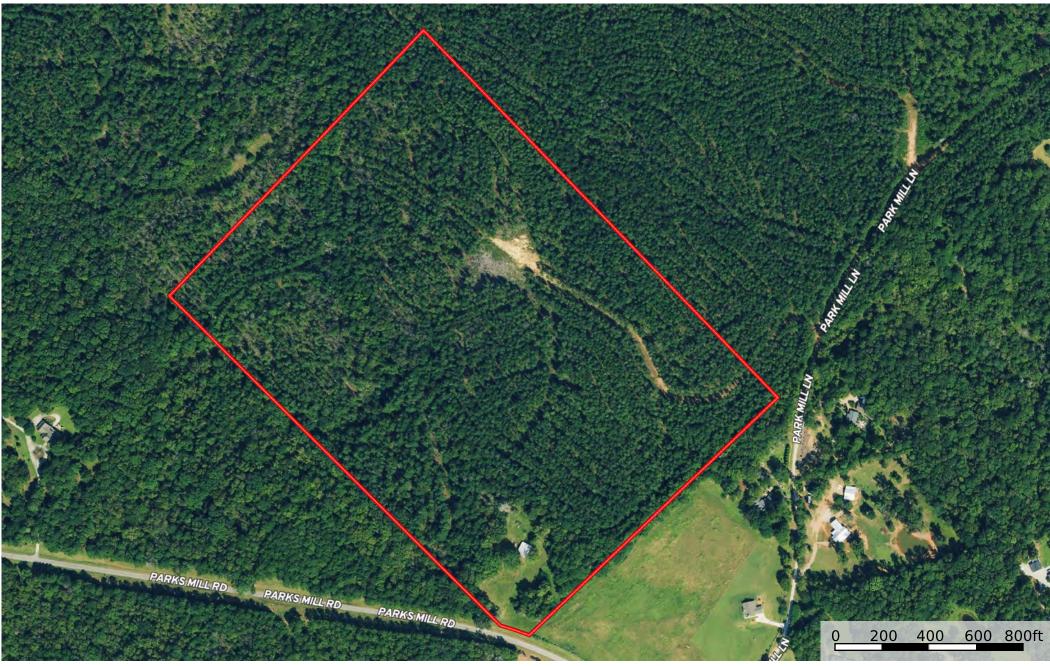
> 3500 Parks Mill Road Buckhead, GA 30625

CONTACT Alex Nixon AlexNixon@CrosbyLandCo.com O | 843.782.5700 ~ M | 706-840-3739 www.CrosbyLandCo.com

DISCLAIMER: ALL INFORMATION PROVIDED IS ASSUMED TO BE ACCURATE AND CORRECT BUT NO ASSUMPTIONS OF LIABILITY ARE INTENDED. NEITHER THE ALL BUILDINGS, MACHINERY, APPLIANCES, WELLS, EQUIPMENT OR WATER CONTROL DEVICES. NO REPRESENTATIONS OR WARRANTIES ARE E PROPERTY, ITS CONDITION, USAGE TYPE, OR BOUNDARIES. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGES INCLUDING PRICE OR

Morgan County, Georgia, 52.29 AC +/-





Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

Morgan County, Georgia, 52.29 AC +/-





Boundary 

> Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

300 Carn St.

Morgan County, Georgia, 52.29 AC +/-





Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

Morgan County, Georgia, 52.29 AC +/-





Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

# | Boundary 52.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LdB2	Lloyd sandy loam, 2 to 6 percent slopes, moderately eroded	9.3	17.82	2e
MeB	Mecklenburg-Cecil complex, 2 to 6 percent slopes	2.0	3.74	2e
MkC2	Mecklenburg-Cecil complex, 6 to 10 percent slopes, moderately eroded	0.5	0.92	3e
LyD3	Lloyd clay loam, 6 to 15 percent slopes, severely eroded	39.4	75.71	4e
WeA	Wehadkee loam, 0 to 2 percent slopes, frequently flooded	0.9	1.81	7w
TOTALS		52.1	100%	3.61