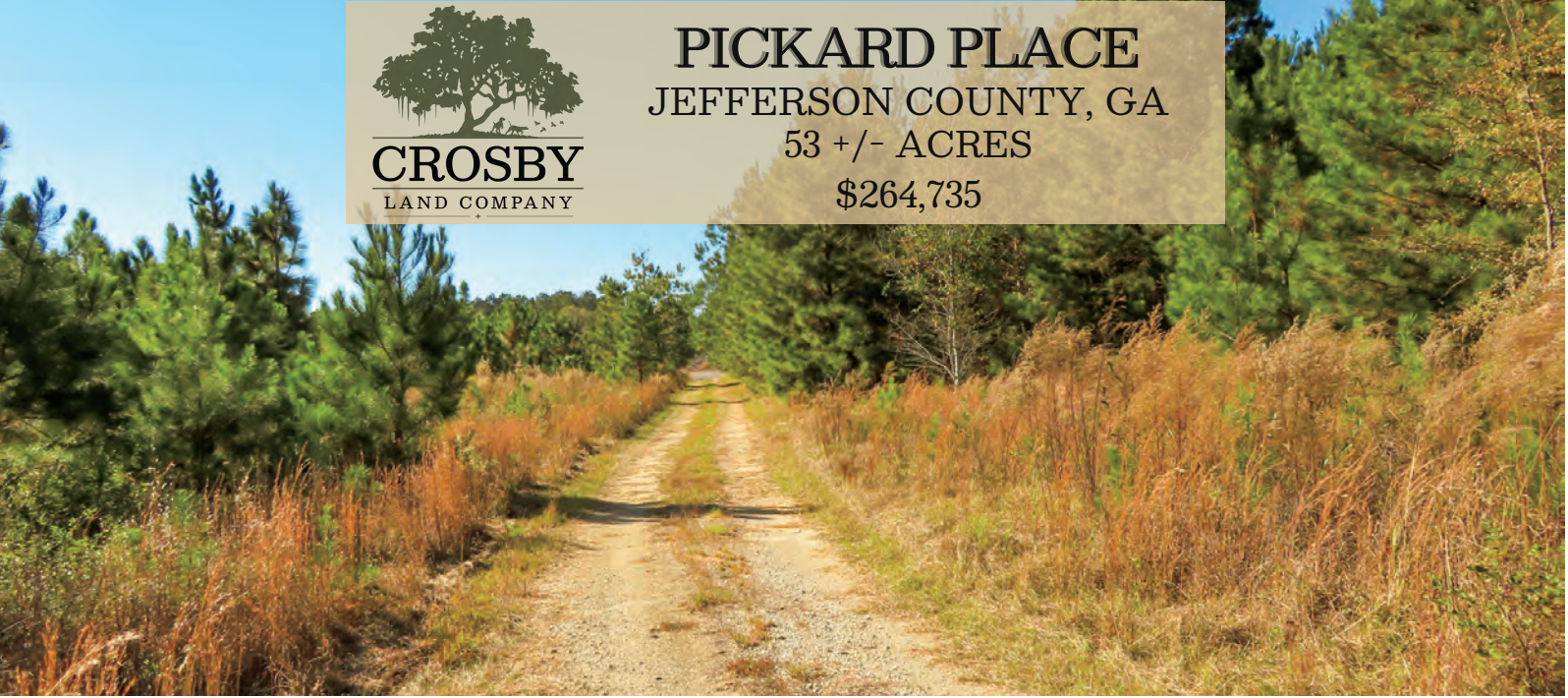




PICKARD PLACE

JEFFERSON COUNTY, GA
53 +/- ACRES
\$264,735



PROPERTY DESCRIPTION

The Pickard Place property has been in the same family for generations and is located just around the corner from Jefferson County High School.

This 53-acre parcel has 1,034 $\pm$ feet of frontage on US #1. This parcel includes 15 acres of planted pine that have been thinned once, along with 13 acres of planted pine ready for a first thinning. The remaining 25 acres are in natural pine and hardwood. The soils on this parcel are good and dry. Either of these tracts would make a perfect homesite or gentlemen's farm.

PROPERTY FEATURES:

- City Water
- Usable Soils
- Planted Pine
- Significant Road Frontage

DIRECTIONS:

From the intersection of US # 1 and US #221, travel north 5 miles on US #1 and the tract will be on both sides of the highway. Good markers are the cell tower on the eastern side and a water tower just north of the tract on the west.

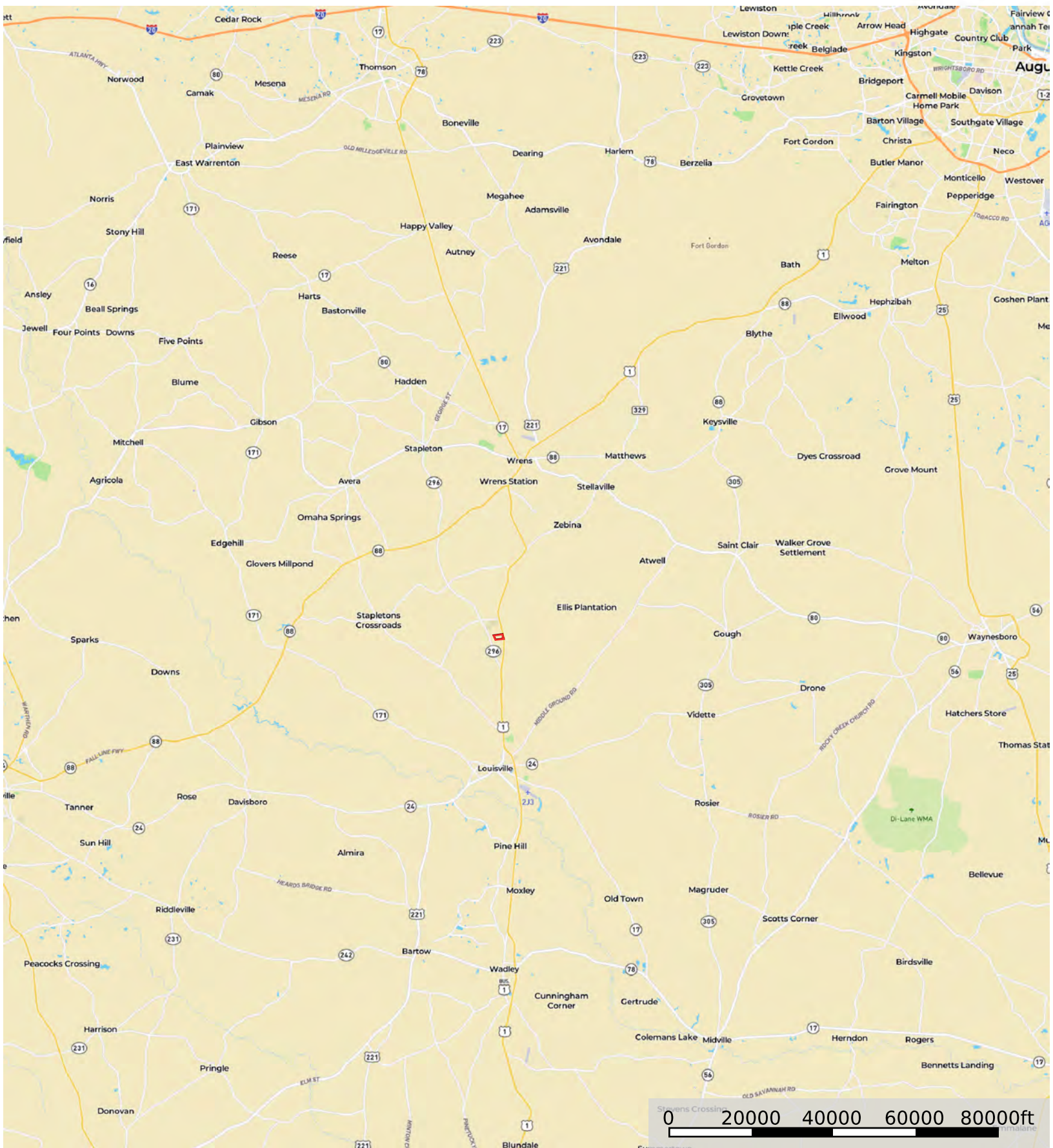
CONTACT

Alex Nixon, GARF
706-840-3739

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Pickard Place

Jefferson County, Georgia, 53 AC +/-



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby

P: 8437825700

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Pickard Place
Jefferson County, Georgia, 53 AC +/-



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