



ROCKY BRANCH

WILKES COUNTY, GA

27 +/- ACRES

\$121,500



PROPERTY DESCRIPTION

This secluded 27-acre tract in Wilkes County offers the ideal setting for a gentleman's farm, weekend retreat, or private homesite with acreage. The gently rolling terrain slopes to Rocky Branch and features mature, unharvested timber. Whitetail deer and wild turkey populations are strong, making it well-suited for recreational use. Rocky Branch is located just 15 minutes from boat ramps on the Broad River and Clarks Hill Lake, known for striper, bass, crappie, and bream fishing. This property is exactly one hour from both Augusta and Athens. A rare opportunity in one of the county's most private areas, with solid long-term investment potential.

PROPERTY FEATURES:

- Two Small Fields
- Electrical Service Available
- 800+ Feet of Road Frontage
- 15 minutes to Clark's Hill Lake
- Natural Upland Pine & Hardwood
- Excellent Deer and Turkey Hunting

DIRECTIONS:

From downtown Tignall, head north on GA Highway 17 toward Elberton. After approximately 5 miles, turn left onto Vinson Road (unpaved). Continue for 3.3 miles, then turn left onto Pete Johnson Road (unpaved). Travel 500 feet— the property begins on the right and extends to the neighboring clear-cut.

CONTACT

Alex Nixon, GARF
706-840-3739

Email: alexnixon@crosbylandco.com
www.CrosbyLandCo.com

Rocky Branch
Wilkes County, Georgia, 27 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.



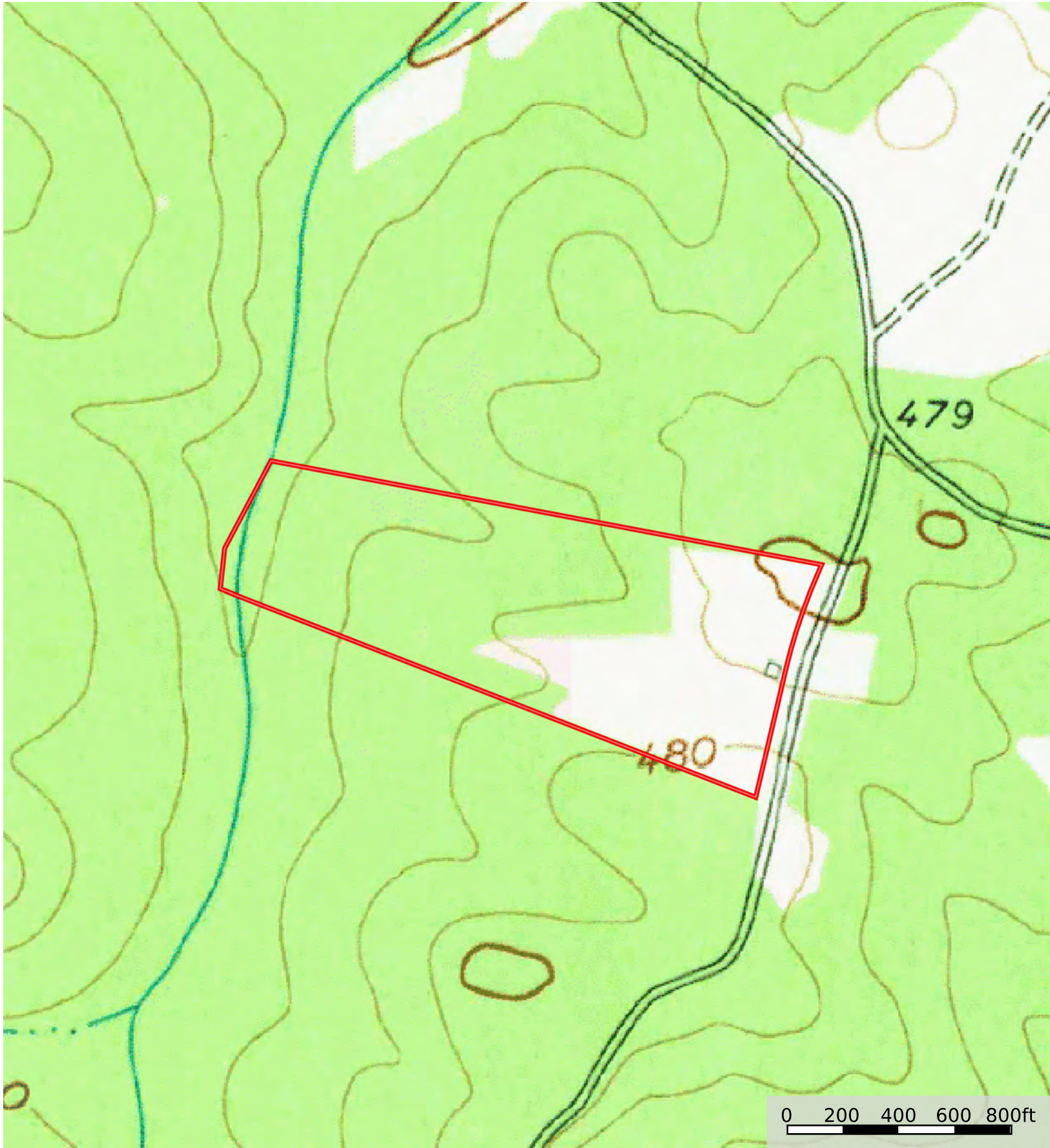
 Boundary

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

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

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.