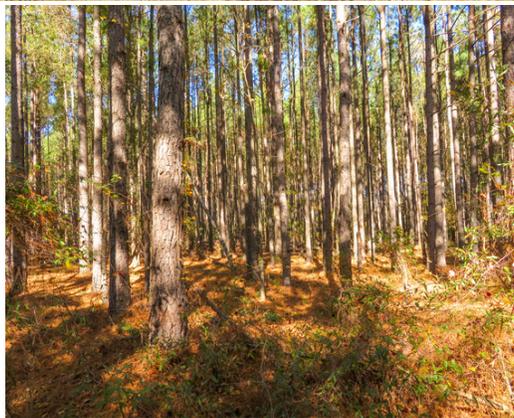


PICKARD PLACE
JEFFERSON COUNTY, GA
80.04 +/- ACRES
\$399,800



PROPERTY DESCRIPTION

This tract has been in the same family for generations and is located around the corner from Jefferson County High School. It consists of two parcels on both sides of the recently rebuilt US #1 between Louisville and Wrens.

The east side of US #1 has 1,585 ± feet of frontage. This parcel, comprising 27.04 acres, includes 8 acres of planted pine in need of a first thinning. Eight acres consist of a low area, and the remaining 11 acres are in natural pine and hardwood, with a small field located in the southeastern corner. There is a cell tower on this parcel that is not for sale; however, there is a power service line leading to it, located along the southern boundary.

The western 53-acre parcel has 1,034 ± 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:

- Two Parcels
- 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.

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