



PETE JOHNSON ROAD
WILKES COUNTY, GA
19 +/- ACRES
\$85,500



PROPERTY DESCRIPTION

Discover 19 secluded acres in the heart of Georgia's Piedmont Region, ideal for a Gentleman's Farm, weekend retreat. The land gently slopes down to Rocky Branch, featuring mature timber that has remained untouched for years, creating a beautiful, natural setting. Abundant whitetail deer and wild turkey make this a hunter's haven, while proximity to the Broad River and Clarks Hill Lake (Lake Thurmond) puts world-class fishing and water recreation just 15 minutes away. Located one hour from both Augusta and Athens, this peaceful Wilkes County tract offers the privacy you crave with the access you need. A smart investment in land and lifestyle.

PROPERTY FEATURES:

- 1/3 Mile of Road Frontage
- Excellent Deer & Turkey Hunting
- 4 Acres of Bottomland Hardwood
- 15 Acres of Natural Pine & Hardwood
- 1,400 Feet of Frontage On Rocky Branch

DIRECTIONS:

From downtown Tignall, head north on GA Highway 17 toward Elberton. After approximately 5 miles, turn left onto Vinson Road (unpaved). Continue on Vinson Road for 3.3 miles until it merges with Pete Johnson Road. Bear right at the merge and travel about 0.3 miles. The property begins at the pink-flagged corner on the right, marking the start of the road frontage.

CONTACT

Alex Nixon, GARF
706-840-3739

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