

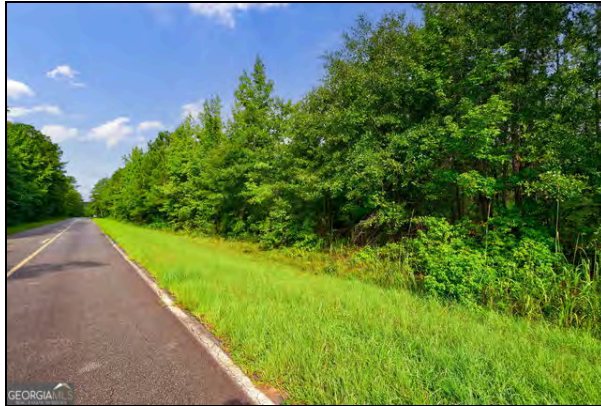
Listing ID: 10585988

## Prospect Branch

Norwood

Offered at \$199,000

- 39.05 +/- Acres
- 5+/- miles off I-20 at Exit 154
- Prospect Branch flows interior
- interior creek converging Prospect Branch



Prospect Branch is ideally located within easy reach of Augusta, Greensboro, Athens, and Atlanta. Just five miles off I-20, you'll find this perfectly sized property along paved Prospect Church Road-ready for you to live, play, and enjoy. The land is beautifully wooded, with Prospect Branch running through the property and joined by another scenic creek. Two excellent homesites offer a perfect setting for your dream home, or the option to create open food plots. A diverse mix of upland and bottomland hardwoods, accented with pine, provides outstanding habitat for hunting and abundant wildlife viewing. If you've been searching for a property that offers both value and versatility, this one is a must-see. Call Mark Costello today at 706-207-5850 to schedule a showing.



Mark Costello  
Broker  
Timberline Land & Farm

mark@timberlinelandandfarm.com  
<http://www.timberlinelandandfarm.com>  
DRE #: 317861



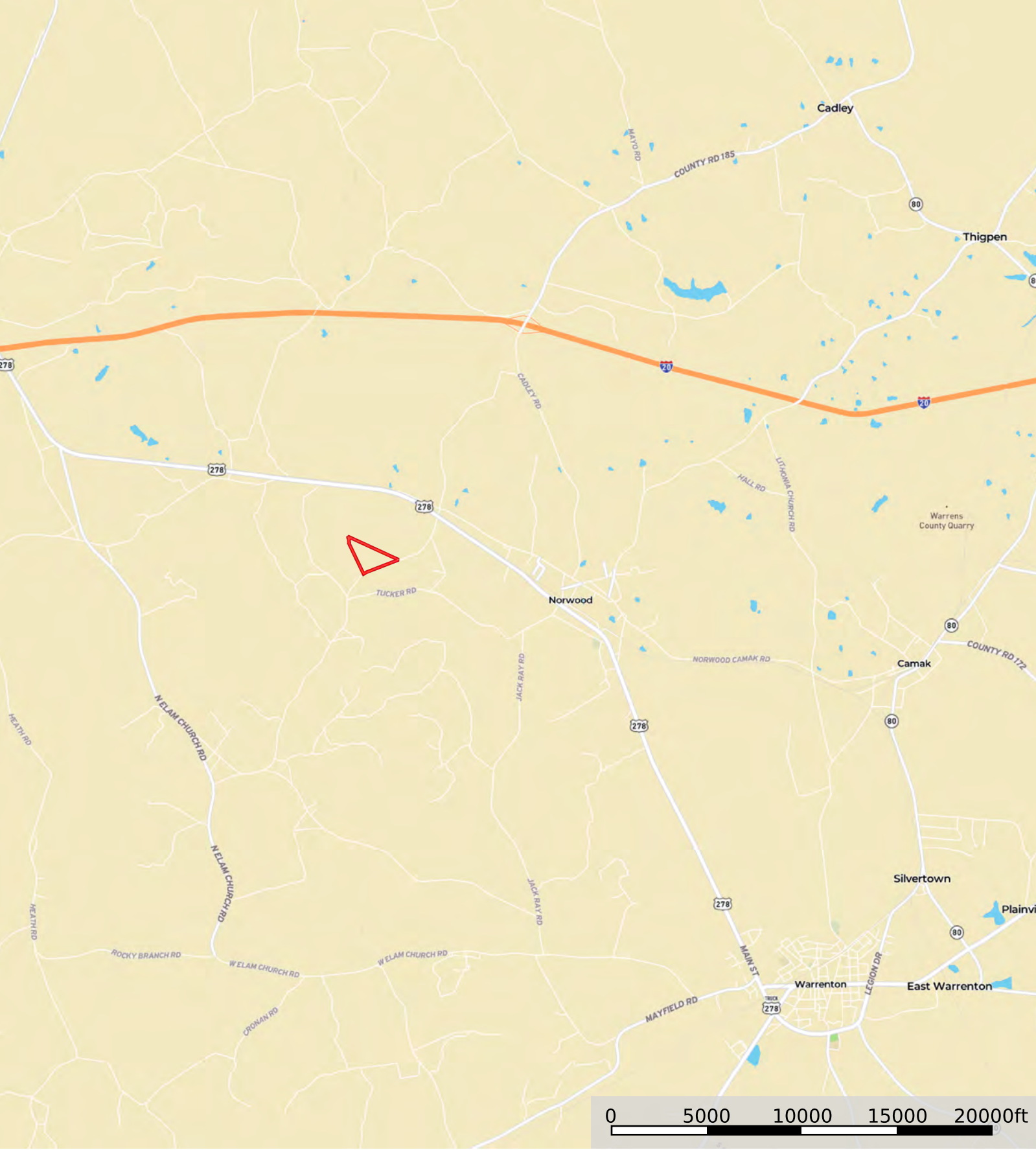
Timberline Land & Farm

List office: Timberline Land & Farm (706) 207-5850

All measurements and figures are approximate. Source of information is deemed reliable, but not verified.



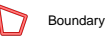
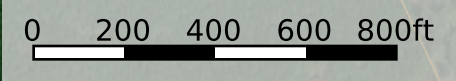




 Boundary



Warren-39.05 +/- Acres-Prospect Branch  
Georgia, AC +/-



Boundary





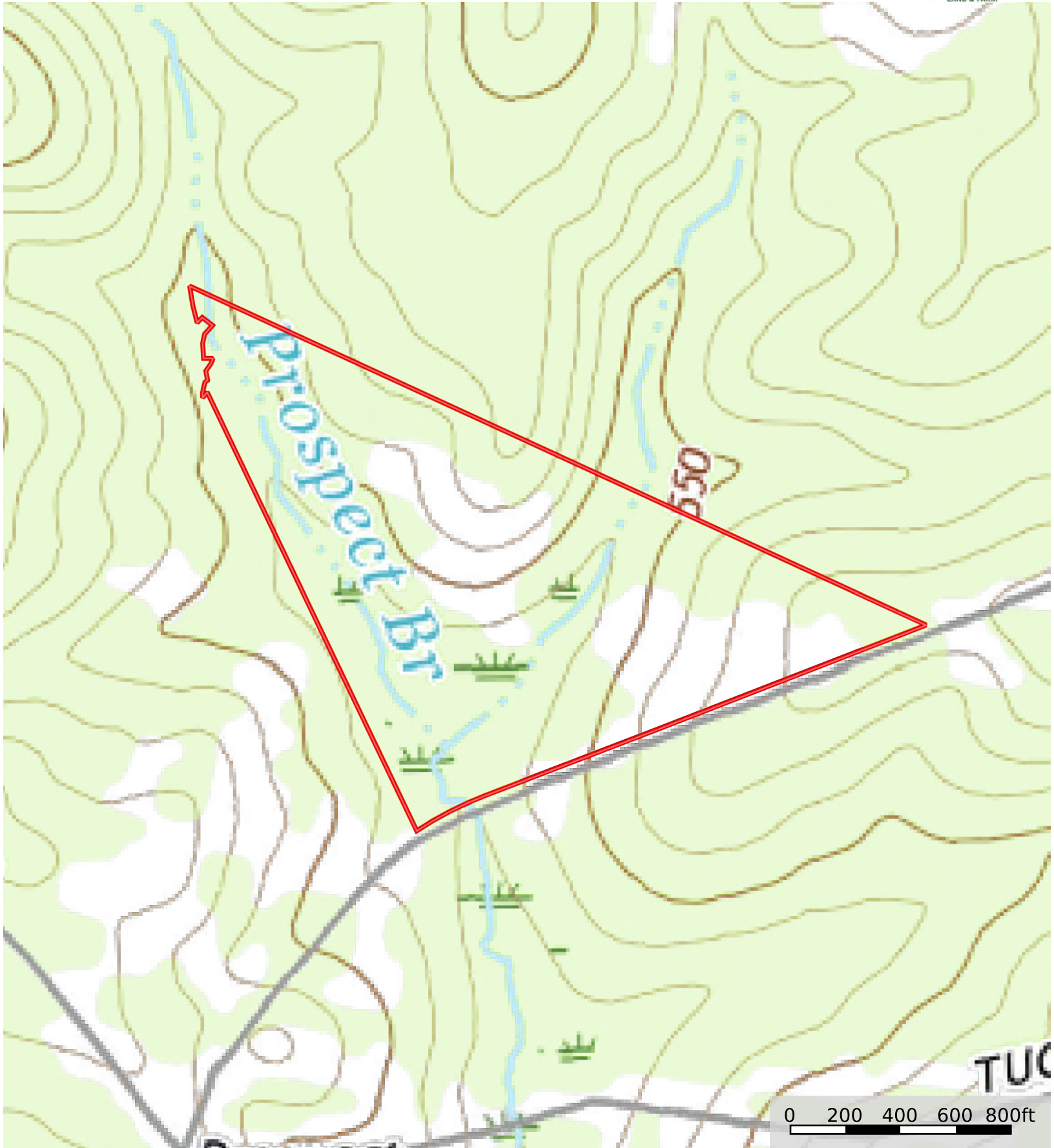
 Boundary

 Stream, Intermittent

 River/Creek

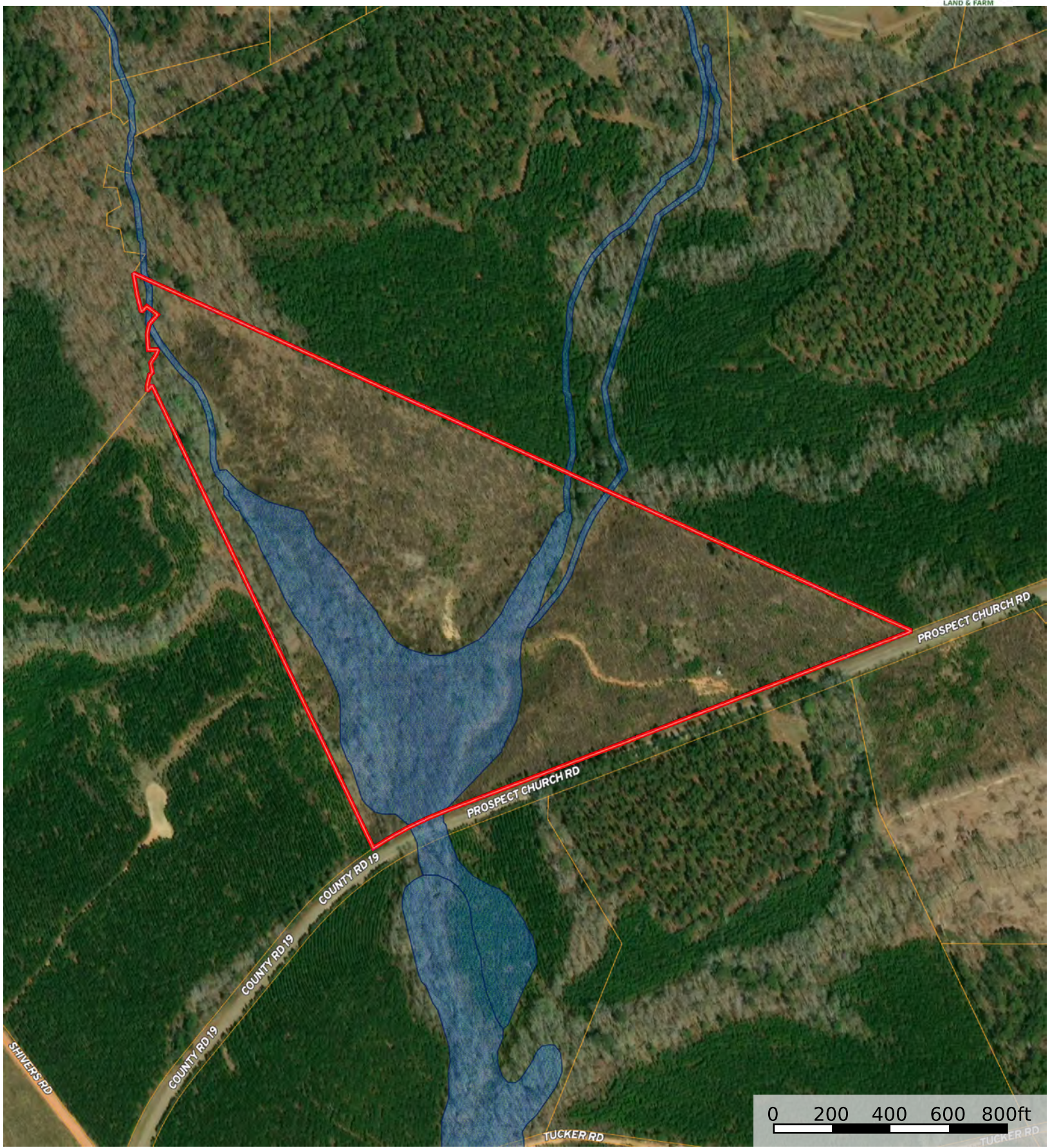
 Water Body





 Boundary





 Boundary

 Wetlands

 Riparian





Boundary