

2911 A Sandy Creek Road
Madison
Offered at \$449,900

- 13.75 Acres
- ~450 ft paved road frontage
- Fully fenced w/ electric & horse fencing
- Deep well + public water/sewer available
- Furnished mobile office w/ bathroom
- 250-yard shooting range (expandable!)



Incredible North Morgan County Property – Mini Farm, Homesite, or Investment

Located minutes from Rutledge, Madison, and Buckhead with easy access to I-20, Hwy 129, and Hwy 278 — and near the upcoming Rivian plant. This fully fenced property offers ~450 ft of road frontage on Sandy Creek Rd, a 600-ft well (50 GPM), and available public water/sewer.

Improvements include a furnished, wheelchair-accessible double-wide office with hardwood floors, bathroom, electric service, and solar fencing power. Also features a covered pavilion and a 250-yard shooting range (expandable to 450 yards), formerly used for law enforcement training. A herd of deer frequently passes through the property.

Additional trailers, campers, and equipment available for purchase.

Convenient to Athens (25 min), Watkinsville/Wire Park (15 min), Madison (10 min), and Monroe (20 min).

Call Mark Costello at 706-207-5850 for a private tour.



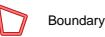
Mark Costello
Broker
Timberline Land & Farm
180 Green Hills Road
Athens, GA 30605
Office: (706) 207-5850
mark@timberlinelandandfarm.com
http://www.timberlinelandandfarm.com
DRE #: 317861


TIMBERLINE
LAND & FARM
Timberline Land & Farm

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

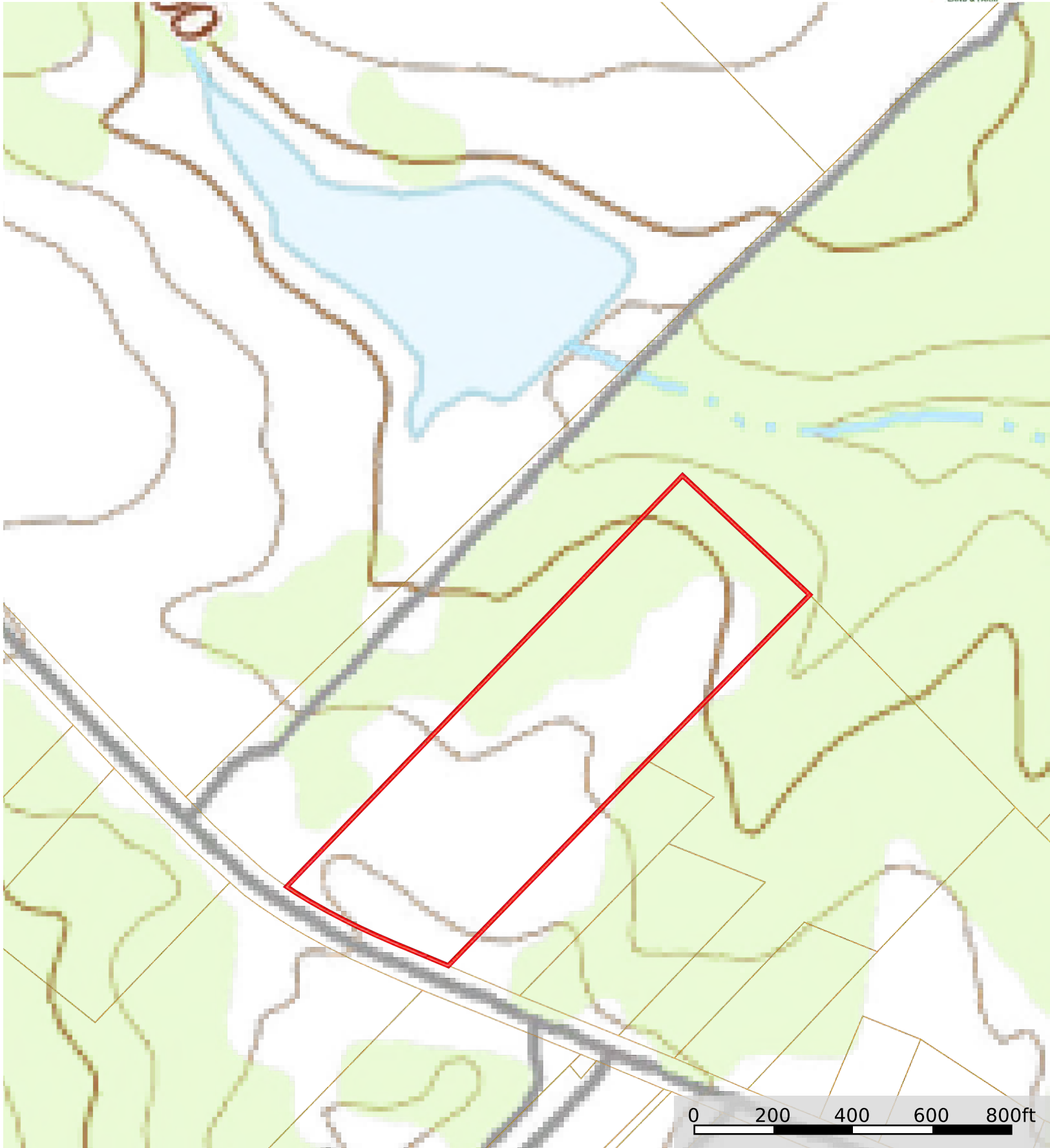
All measurements and figures are approximate. Source of information is deemed reliable, but not verified.






Boundary

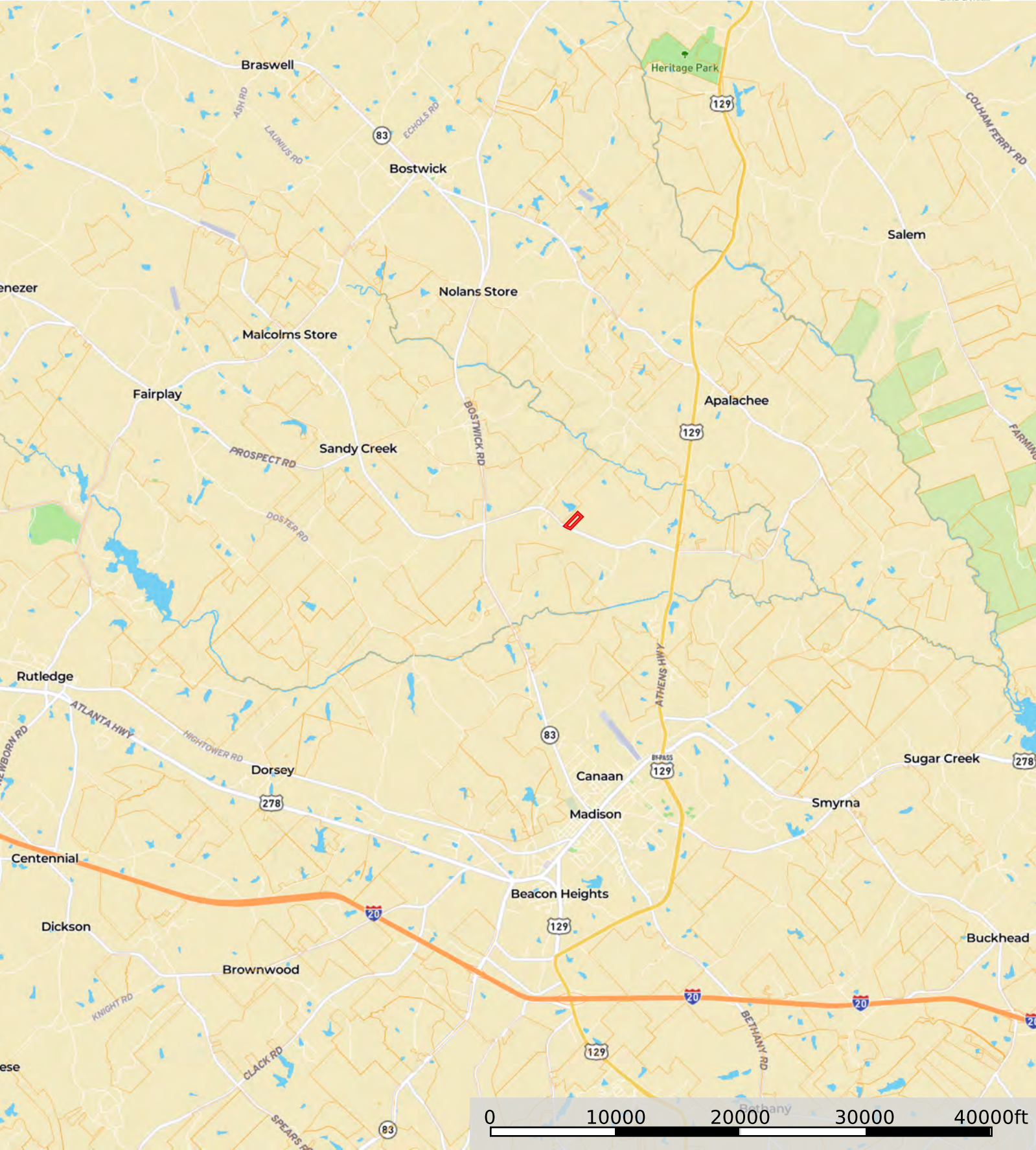
Morgan-13.75 acres-Sandy Creek Road
Georgia, AC +/-



 Boundary

Morgan-13.75 acres-Sandy Creek Road

Georgia, AC +/-



Boundary

eFiled & eRecorded
DATE: 5/7/2021
TIME: 9:56 AM
DEED BOOK: 00671
PAGE: 00375 - 00376
RECORDING FEES: \$25.00
PARTICIPANT ID: 9416110167
CLERK: JODY M. HIGDON
Morgan County, GA
PT61: 104-2021-000542

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax: (706) 342-9843.
File No. MRE 21262/Laurus Unlimited, LLC

THIS INSTRUMENT WAS PREPARED BY THE MERRITT LAW FIRM, PC. TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO REPRESENTATION EITHER EXPRESSED OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.

STATE OF GEORGIA §
COUNTY OF MORGAN §

WARRANTY DEED

THIS INDENTURE, made this 26th day of April, 2021, between **ABC Holdings, LLC**, a Delaware Limited Liability Company (hereinafter called "Grantor") and **Laurus Unlimited, LLC**, a Georgia Limited Liability Company (hereinafter called "Grantee"),

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract or parcel of land described as follows:

FOR INFORMATION ONLY:

Property Address: 2911A Sandy Creek Road, Madison, Georgia 30650
Current Map/Parcel No: Map 026, Parcel 018 B
Deed References: Deed Book 477, Page 299

LEGAL DESCRIPTION:

All of that certain tract or parcel of land, together with all improvements located thereon, situate, lying and being located on the northeastern right-of-way of Sandy Creek Road, in Land Lot 90 of the 5th Land District, Harris (284th) District, G.M., Morgan County, Georgia, containing THIRTEEN AND 745/1000THS (13.745) ACRES, more or less, and being more particularly described as Tract 1 on that certain plat of survey prepared by William E. Whitley, R.L.S., dated April 30, 2007, of record in Plat Book 39, at page 134, Clerk's Office, Morgan County Superior Court, said plat being incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, IN FEE SIMPLE.

And Grantor, for itself and its successors and assigns will warrant and forever defend the right and title to the above-described property unto Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its corporate hand and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered
In the presence of:

Chinty Campbell
Unofficial Witness

Esther Bruce Curry
Notary Public

ABC HOLDINGS, LLC, a Delaware
Limited Liability Company, acting by and
Through its Manager,

Geeth S. Perera (SEAL)
Geeth S. Perera



STATE PLANE GRID NORTH

BASE ON NAD83(94) GEORGIA WEST ZONE

PLAT ABBREVIATIONS

IPF - Iron Pin Found
IPS - Iron Pin Set
TDX - Telephone Box
OTF - Open Top Pipe
CTP - Chimp Top Pipe
R/B - Rebar
P/L - Property Line
C/L - Centerline
HWF - Hog Wire Fence line
WDF - Wood Fence line
OSWF - Old Borbed Wire Fence line
N/F - New or Formerly
DB - Deed Book
PB - Plat Book
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
OPL - Overhead Power Line
LP - Land Lot Line
LL - Land Lot
LP - Light Pole
TP - Telephone Pole
FH - Fire Hydrant
TMP - Tax Map Parcel
P - Overhead Power Line
CMF - Concrete Monument Found
GMD - Georgia Militia District
BIB - Concrete Form Steel Stake

GENERAL NOTES:
1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT, AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
2.) THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD AREA PER FIRM PANEL:
PANEL NUMBER: 115 OF 390
MAP NUMBER: 132100115 A
COMMUNITY NUMBER: 130599
EFFECTIVE DATE: FEB. 15, 2002
3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN.

**TRACT 3
BOUNDARY LINE DATA TABLE**

LINE	BEARING	DISTANCE
L21	S 43°05'18" E	131.91'
L22	S 44°03'56" E	18.25'

**TRACT 4
BOUNDARY LINE DATA TABLE**

LINE	BEARING	DISTANCE
L23	S 44°03'56" E	141.40'
L24	S 44°02'36" E	175.42'
L25	S 48°47'36" E	95.35'

**TRACT 2
BOUNDARY LINE DATA TABLE**

LINE	BEARING	DISTANCE
L10	S 51°44'53" E	36.31'
L11	S 53°43'43" E	44.39'
L12	S 55°46'03" E	65.42'
L13	S 58°53'37" E	51.00'
L14	S 60°42'54" E	30.32'
L15	S 62°23'24" E	50.28'
L16	S 63°53'49" E	47.46'
L17	S 65°15'23" E	48.47'
L18	S 66°20'41" E	51.38'
L19	S 67°22'19" E	51.56'
L20	S 67°11'45" E	61.59'

MONUMENTATION LEGEND
● Depicts Iron Pin Set=1/2" Rebar
○ w/ 1" ORANGE CAP - WHITLEY 2886
○ unless noted otherwise
□ Depicts Monument Set
■ Depicts Monument Found
▲ Depicts Computed Property Corner

**TRACT 1
13.745 AC.**
T.M.P. 26/18
N/F
EDDIE LEE
HUNTER, et al.
T.M.P. 25/07
DB. 186, PG. 419-420
UNRECORDED PLAT FOR RANGE HUNTER ESTATE, BY ROBERT V. BALDWIN, DATED JULY 6, 2001

**TRACT 1
13.745 AC.**
T.M.P. 26/18
N/F
BARRY L. WHITLOCK
T.M.P. 26/01
DB. 303, PG. 740-741
PB. 20, PG. 119

P.O.C. BEING A PK NAIL SET AT THE CENTERLINE INTERSECTION OF SANDY CREEK ROAD AND SARRINA LANE, THENCE N 68°52'38" W AT A DISTANCE OF 4069.25' TO AN IRON PIN FOUND (1/2" RB) BEING THE P.O.B.

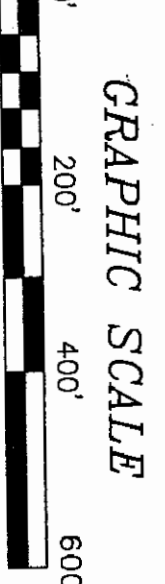
**REFERENCE LINE DATA TABLE
FROM IPF (TRACT 1) TO IPS (TRACT 2)**

LINE	BEARING	DISTANCE
RL26	S 44°20'49" W	86.01'

**TRACT 1
BOUNDARY LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N 67°11'48" W	93.60'
L2	N 67°22'15" W	50.65'
L3	N 66°20'41" W	49.91'
L4	N 65°15'23" W	46.76'
L5	N 63°53'49" W	45.46'
L6	N 62°23'24" W	48.06'
L7	N 60°42'54" W	47.90'
L8	N 58°55'37" W	47.34'
L9	N 55°25'07" W	22.58'

SURVEY CLOSURE STATEMENT
The field data upon which this plat is based has a closure precision of one foot in 251,357 feet, and an angular error of .02" per angle point, and was not adjusted.
This plot has been calculated for closure and is found to be accurate within:
TRACT 1 = 1,036.395 feet.
TRACT 2 = 597.908 feet.
TRACT 3 = 155.598 feet.
TRACT 4 = 231.515 feet.
Linear Measurement obtained using LEICA TCRT02
Angular Measurement obtained using LEICA TCRT02
Field Work completed 04-30-07



SURVEY FOR:
LINDA W. LANCASTER
& **CHARLES DAVID WHITLOCK**
Morgan County, Georgia
Land Lots 89 & 90 - 5th Land District - 284th (Harris) G.M.D.

WHITLEY LAND SURVEYING, INC.
WILLIAM E. WHITLEY - R.L.S. NO. 2886
137 WEST WASHINGTON STREET - P.O. BOX 849
MADISON, GEORGIA 30650 - PHONE: (706) 42-3296



This plot is not valid for recording purposes unless Surveyor's Signature appears in original block ink over the stamp.

In my opinion this plot is a correct representation of the land plotted and has been prepared in conformity with minimum standards and requirements of law.

Approved For Recording Only
MORGAN COUNTY BUILDING & ZONING
MAY 16 2007

PLAT BOOK 31, PAGE 134
FILED: 5/16/07 TIME: 11:20 AM
JODY W. MOSS, CLERK, SUPERIOR COURT
MORGAN COUNTY, GEORGIA
#6296

THIS PLAT IS FOR THE USE OF THE NAME(S)/COMPANY(S) SPECIFIED IN THE TITLE BLOCK ONLY. ANY USE BY A THIRD PARTY IS AT THEIR OWN RISK.