

Hwy. 5 Douglas County  
Hwy 5  
Whitesburg, GA 30185

**\$495,000**  
42.95± Acres  
Douglas County



**Hwy. 5 Douglas County  
Whitesburg, GA / Douglas County**

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**SUMMARY**

**Address**

Hwy 5

**City, State Zip**

Whitesburg, GA 30185

**County**

Douglas County

**Type**

Undeveloped Land

**Latitude / Longitude**

33.491419 / -84.912192

**Taxes (Annually)**

\$3,074

**Acreage**

42.95

**Price**

\$495,000

**Property Website**

<https://www.garrettlandcompany.com/property/hwy-5-douglas-county/douglas/georgia/101989/>



**PROPERTY DESCRIPTION**

Discover the perfect blend of privacy, natural beauty, and opportunity with this exceptional 42.95-acre tract in Douglas County, Georgia. This undeveloped property offers a serene setting highlighted by a peaceful pond nestled among a diverse mix of mature hardwoods, creating a picturesque landscape ideal for those seeking a peaceful retreat.

With multiple potential homesites throughout the property, you'll have the flexibility to design and build your dream home exactly where you want-whether overlooking the water, tucked into the woods, or positioned for maximum privacy. The current R-A zoning provides versatility for residential use while maintaining the rural character and charm of the area.

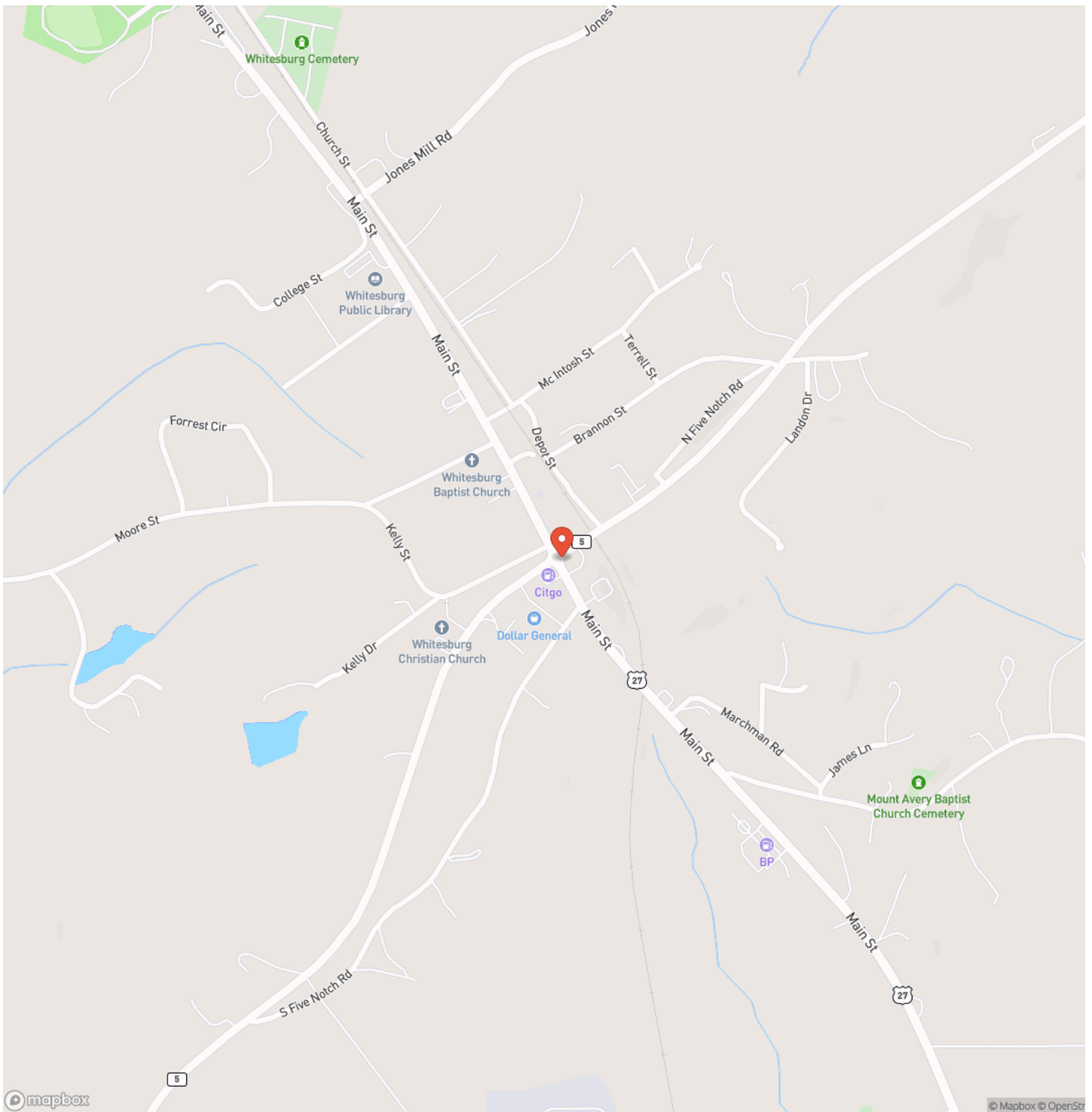
Whether you're looking to create a private estate, family compound, or simply invest in land with strong future potential, this property offers a rare opportunity to own a substantial piece of land in a desirable and growing area. Enjoy the quiet of nature while still being conveniently located to nearby amenities, making this the ideal balance of seclusion and accessibility. The property has frontage on Highway 5 as well as Mt. Zion Road.



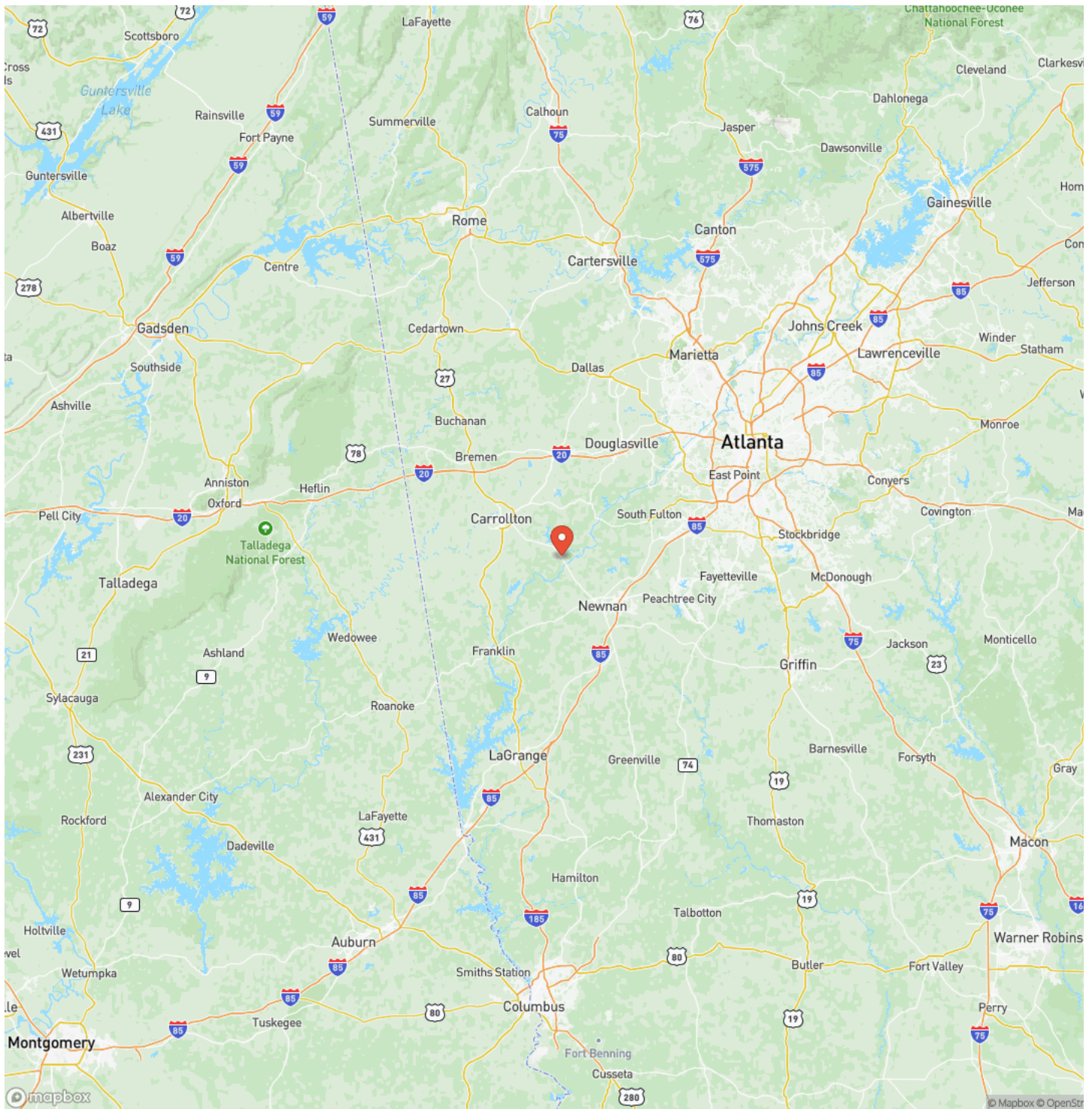
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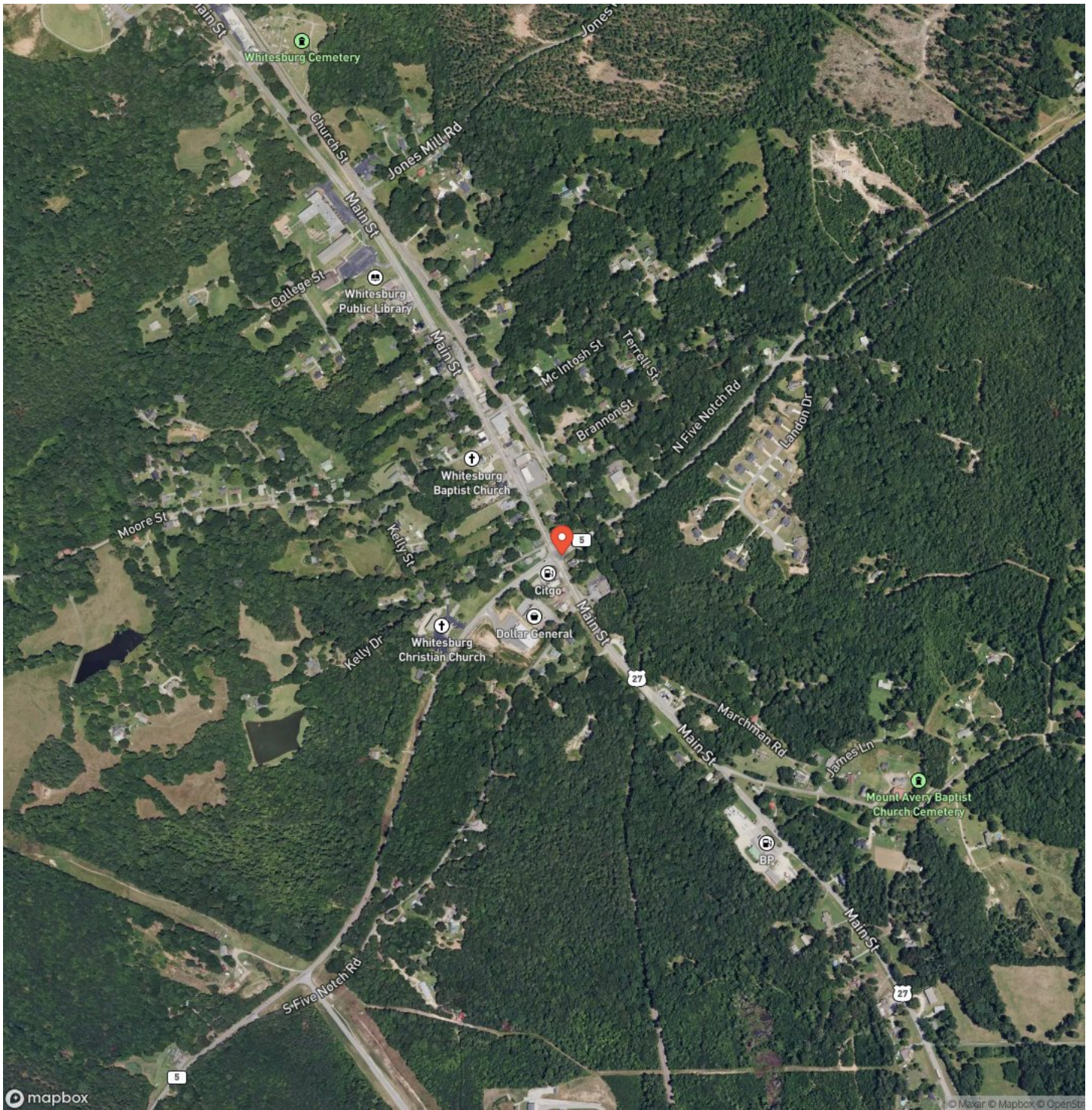
# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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