

**Dogwood Drive NE
Off Hwy 43, Lincolnton Road
Thomson, GA**

~~\$21,500~~ **Reduced to \$17,300**

1.2 acres ±

MLS# 389739

**Great rural and private location at the
lake area.**

**About 1 mile from Raysville Camp
Grounds and Raysville Marina at Clarks
Hill/Lake Thurmond**

- Home site cleared with some pines and hardwoods at property edges.
- For House or Mobile Home
- 90% Open
- Well casing—Needs pump
- Owner says county water available (No tap)
- 2 Septic Tanks
- Property borders Core of Engineer land and Germany Creek Wild Life Management areas.



Legal Description:

Map # 0036B012D00
Plat Book: S Plat Page: 335D
Deed Book: 333 Deed Page: 335
Taxes: \$153.94 (2016)

DIRECTIONS:

From I-20 Exit #172 from Thomson/Washington travel North about 3 miles and turn right on GA 43 (Lincolnton Hwy) for about 5 miles. Turn right on Mary Boyd Road, then right on Mary Street, then left on Forest Street, then left on Dogwood Drive. Lot is at end of Dogwood Drive.

(The above data, although believed to be accurate, is not guaranteed by the listing company.)



PO Box 550 114 Main Street
Thomson, GA 30824
706-595-3216 or 800-637-0881
706-595-3244 Fax

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



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About 2 miles to Amity Recreation Area—with nice beaches and picnic areas

About 2 miles to Amity Recreation Area—Boat Ramp

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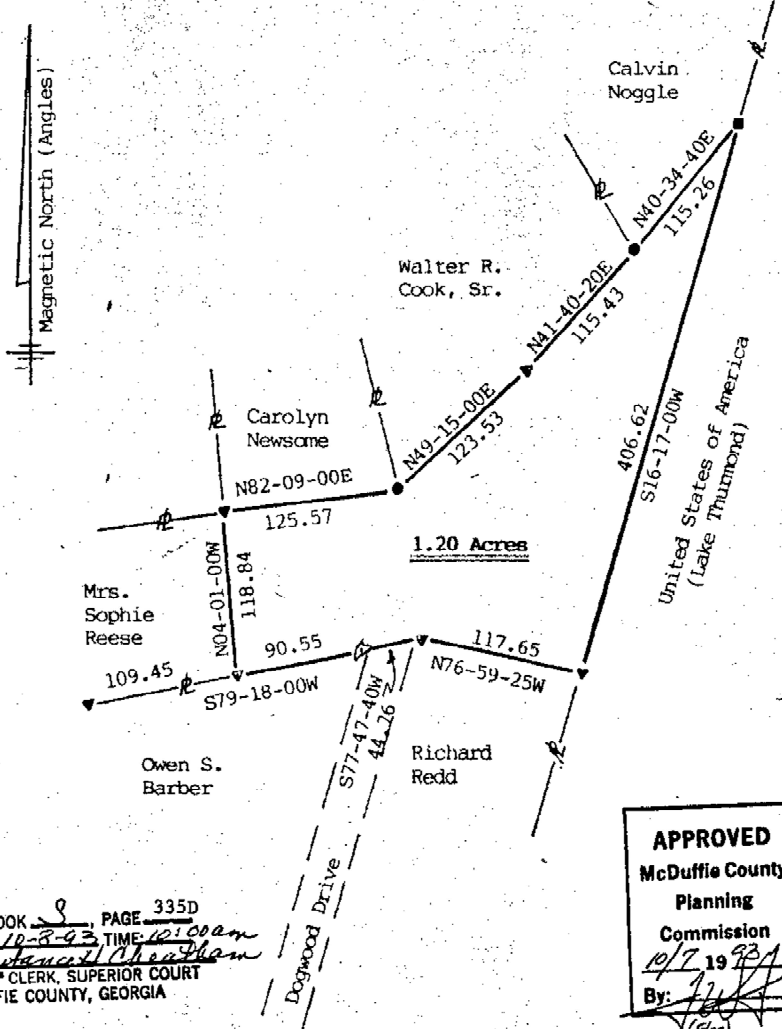


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SURVEYED FOR

ROBERT SWEENY

132 GMD, McDuffie County, Georgia

Scale 1" = 100' September 30, 1993

- - Indicates Iron Pipe Found.
- ▲ - Indicates Re-Bar Found.
- - Indicates Iron Rod Found.
- △ - Indicates Re-Bar Set.
- ⊙ - Indicates 12" Sweet Gum.

Error of Closure 1'/10,000'+

Theodolite and EDM Used.

This plat represents an actual field survey done by me, that is subject to all easements and right of ways of record, and that meets the minimum requirements of Georgia law.

Johnny E. Miller
 JOHNNY E. MILLER, R.L.S. #2302
 Miller and Associates
 Land Surveyors
 Route 2, Box 39A
 Gibson, Georgia 30810
 706-598-3104



APPROVED
 McDuffie County
 Planning
 Commission
 10/7 19 93
 By: *[Signature]*
 (Flag)

PLAT BOOK 8, PAGE 335D
 FILED: 10-8-93 TIME: 10:00am
Carroll Cheatham
 DEPUTY CLERK, SUPERIOR COURT
 McDUFFIE COUNTY, GEORGIA

Y93090

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