

Hobbs Road, Dearing



\$130,000

This is a must see if you love the country life!

You can build your dream home surrounded by woods, wildlife and even have a beautiful view of McCorkle Nurseries. The property has flat land, hills and a rock bed that would be a beautiful place to picnic or the kids to play on. There are roads and trails for walking, golf carts, 4 wheeling or your truck to travel on. A wonderful tract of land for hunting and give you the privacy you could ever want.



View from Property



View from Area where present owner was going to build a small cabin

(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



GA RE Lic.# H - 11348



Other Features:

- **9—10 acres of big woods**
- **Wet weather creek**
- **About a 3 acre clearing**
- **Roads and trails for walking, golf carts, 4 wheelers, etc. to go all through the property**
- **County water stops at 5801 Hobbs Road (the adjoining property)**



This photo was taken with the owners wild game camera placed in the pea field. Taken in August 2012.



Photo taken by owner's wild game camera on September 2012



Owner was going to build a small cabin here—where they could cook out and enjoy the quiet peacefulness of this beautiful property.



Clearing about 3 acres



Directions:

From Thomson take US 278 for about 5.5 miles and go straight onto Ellington Airline Road for about 2.9 miles. Turn right onto Luckey's Bridge Road follow this road for about 3 miles take a slight left onto Hobbs Road. Look for sign.

LEGAL DESCRIPTION:

Deed Book & Page: 576, 254 / Plat Book & Page: T, 69I / MLS # 363630—Seller is related to Agent

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PLAT FOR:

JESSE R. McCORKLE

62.12 ACRES, 133rd G.M.D.
McDUFFIE COUNTY, GEORGIA
AUGUST 15, 2011

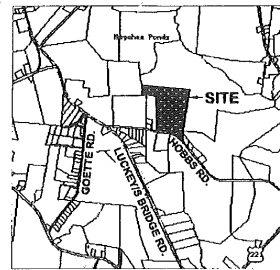
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,636 FEET, AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,083,711 FEET.

ANGLES AND DISTANCES MEASURED WITH A TOPCON GPT 2005.

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.

SURVEY DATE 8/8-12/2011
DATE DRAWN 8/15/2011
SCALE 1" = 300'
JOB# 11-44
FILE 11-44.TRV

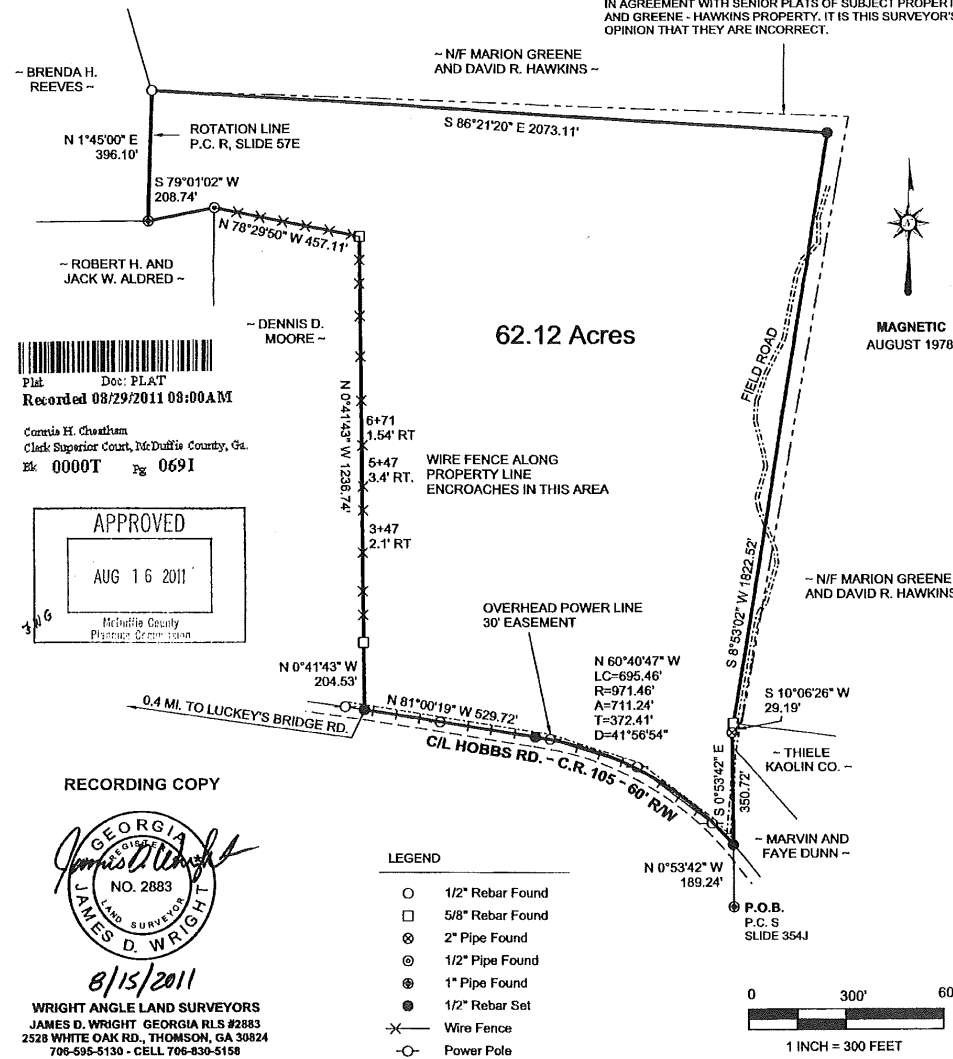


LOCATION SKETCH

REFERENCES:

P.C. R, SLIDE 57E
P.C. S, SLIDE 354J
D.B. 380, PG. 54
D.B. 30, PG. 595
P.B. L, PG. 120

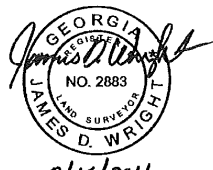
APPROXIMATE PROPERTY LINES AS SHOWN ON AMENDMENT PLAT BY FRANK K. STORY DATED APRIL 24, 1978 WHICH ARE NOT IN AGREEMENT WITH SENIOR PLATS OF SUBJECT PROPERTY AND GREENE - HAWKINS PROPERTY. IT IS THIS SURVEYOR'S OPINION THAT THEY ARE INCORRECT.



Plat Doc: PLAT
Recorded 08/29/2011 08:00AM
Cornelia H. Chastain
Clerk Superior Court, McDuffie County, Ga.
Ex: 0000T Pg 0691

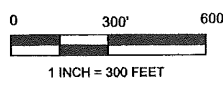


RECORDING COPY



WRIGHT ANGLE LAND SURVEYORS
JAMES D. WRIGHT GEORGIA RLS #2883
2528 WHITE OAK RD., THOMSON, GA 30824
706-595-5130 - CELL 706-830-5158

- LEGEND**
- 1/2" Rebar Found
 - 5/8" Rebar Found
 - ⊗ 2" Pipe Found
 - ⊙ 1/2" Pipe Found
 - ⊕ 1" Pipe Found
 - ⊖ 1/2" Rebar Set
 - ⊗ Wire Fence
 - ⊙ Power Pole



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