

562 Moose Club Road , Thomson, GA

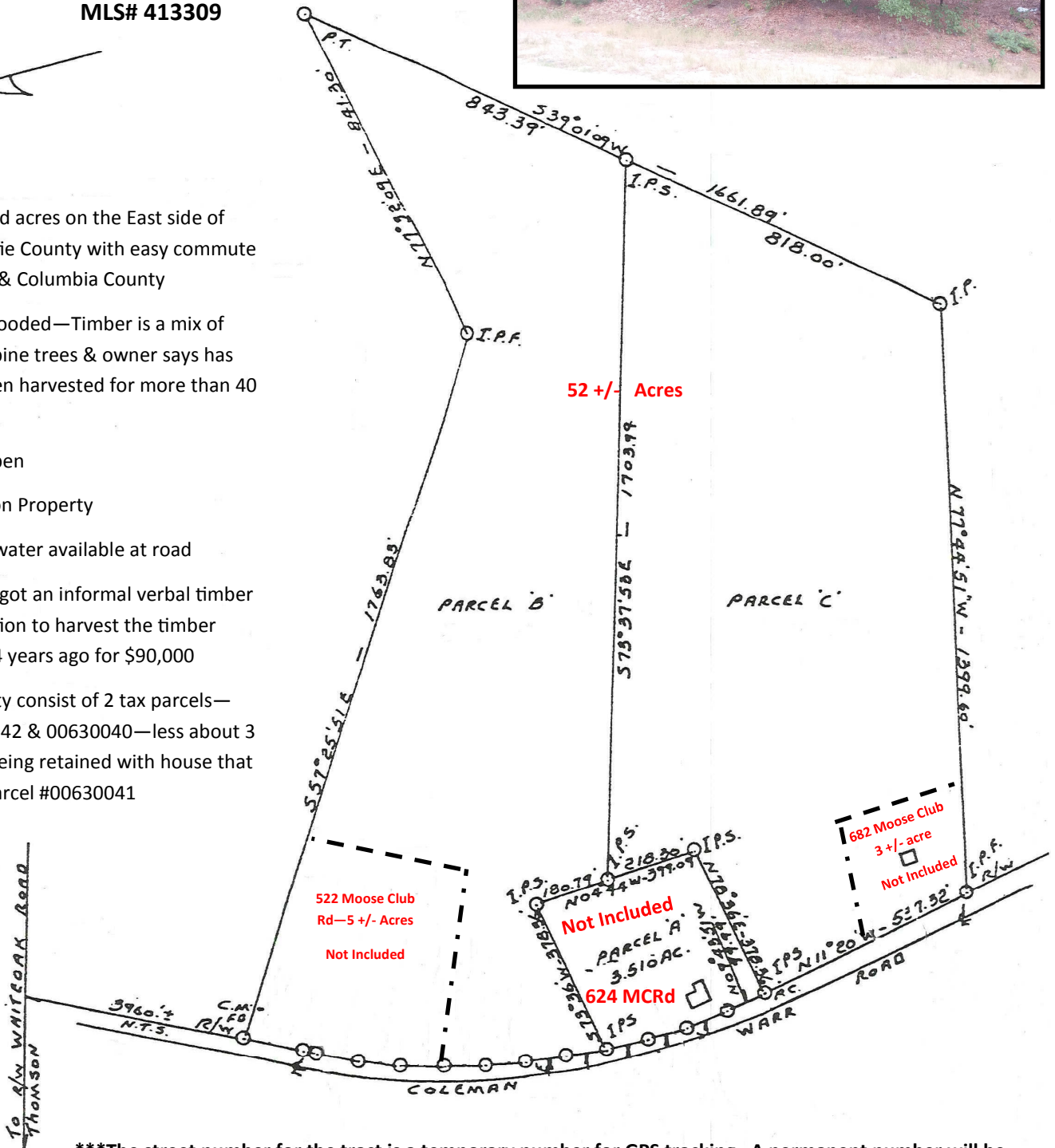
52 +/- Acres

\$196,000

MLS# 413309



- ⇒ Wooded acres on the East side of McDuffie County with easy commute to I-20 & Columbia County
- ⇒ 90% Wooded—Timber is a mix of oak & pine trees & owner says has not been harvested for more than 40 years.
- ⇒ 10% Open
- ⇒ Creek on Property
- ⇒ Public water available at road
- ⇒ Owner got an informal verbal timber evaluation to harvest the timber about 4 years ago for \$90,000
- ⇒ Property consist of 2 tax parcels—00630042 & 00630040—less about 3 acres being retained with house that is on parcel #00630041



The street number for the tract is a temporary number for GPS tracking. A permanent number will be assigned when building permit is applied for.

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

PO Box 1137 244 Jackson Street

Thomson, GA 30824

706-595-3216



GARE Lic.# H - 11348



Legal Description:

Parcels: 00630042 & 00630040 / Deed Book: 191, 971 / Plat Book: Q, 2 / Taxes: \$2495.00 (2016)

Directions:

From I-20 take Harlem Exit onto Hwy. 221 and travel south about 2 miles. At the round-about at Pumpkin Center travel west on GA Hwy 223 Whiteoak /Wrightsboro Road. In about 8 miles turn left on Moose Club Road. Property about 1 1/2 miles on left.

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