

Great for Hunting

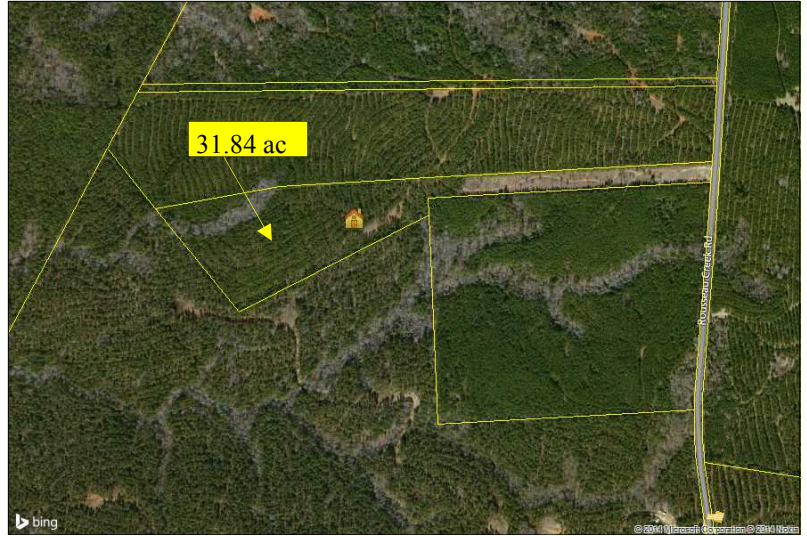
Rousseau Creek Road

Thomson, GA

31.84 acres near Clark's Hill/Thurmond Lake

\$135,000

- The public boat ramp access is only about 3 miles from this property. Enjoy boating and fishing at Clark's Hill/Thurmond Lake.
- This tract is a short distance to Mistletoe State Park
- It is very close to Georgia Wildlife Management Property
- The Owner says there are turkey and deer on the property.
- 151' of Road Frontage
- About 7 acres to the front have been cleared for a home site and has had a percolation test.
- There is a dirt road way into the property.
- 25% Open & 75% Wooded—The rear 25+/- acres is in hardwoods & pines with creek bottom at rear of property.



Legal Description:

Map and Parcel 00480005B00

Deed Book & Page: 476, 490

Plat Book & Page: T, 43I

Taxes: \$109.32 (2014) ***Note-This land is in the conservation for tax reduction.

MLS# 382647

Directions:

From Exit 175 of I-20 at Thomson exit travel north on GA150/Cobbham Road approximately 5 miles. Turn left on Rousseau Creek Road. Go approximately 3 miles and property on left.

(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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