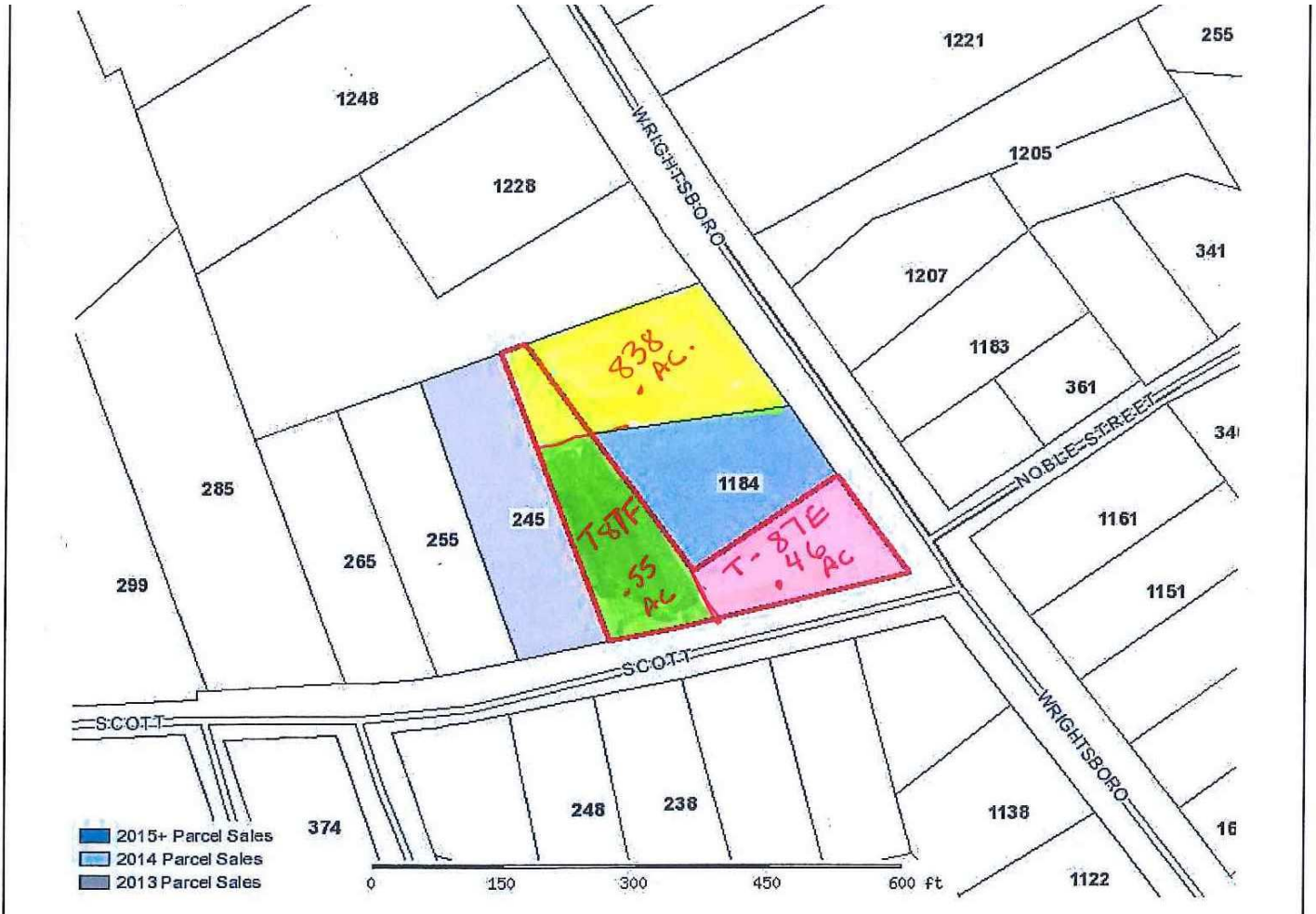


# Residential Lots in City Limits

Wrightsboro Road and Scott Drive

Thomson, GA

**\*\*Only Restrictions is what the City requires.\*\***



**MLS# 393611 \$7,000 .838 acres**

**MLS# 393614 \$4,000 .46 acres**

**MLS# 393615 \$4,000 .55 acres**

## Directions:

In Thomson, Ga at Red light at corner of Washington Road and Wrightsboro Road travel west on Wrightsboro Road about 1/2 mile and watch for signs 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](http://www.wilsonrealtor.com) or email [realestate@wilsonrealtor.com](mailto:realestate@wilsonrealtor.com)



GA RE LC.# H - 11348



# Wrightsboro Road Thomson, GA

**\$8,000 Reduced to \$7,000**

0.838 TOTAL ACRES, 134th G.M.D.  
CITY OF THOMSON  
McDUFFIE COUNTY, GEORGIA



MAGNETIC

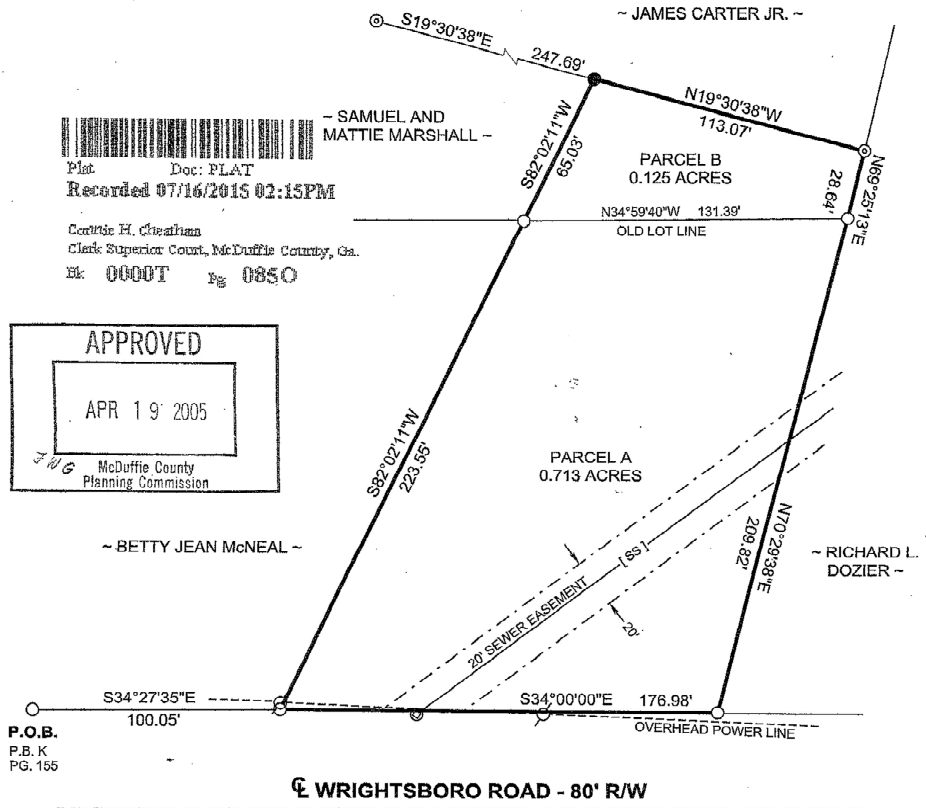
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,856 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 182,252 FEET.

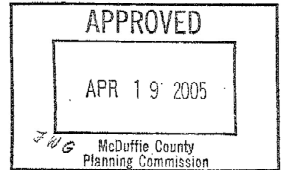
ANGLES AND DISTANCES MEASURED WITH A TOPCON GPT 2005.

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

- ⇒ Residential lot for building a house in city limits of Thomson.
- ⇒ 177' Foot of Frontage
- ⇒ Public water and sewer available
- ⇒ Cleared area and wooded to back and side.
- ⇒ Has small pond.
- ⇒ .838 acre lot
- ⇒ Two additional lots available.

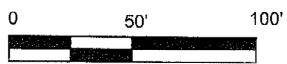


Plat Doc: PLAT  
Recorded 07/16/2015 02:15PM  
Certificate of Accuracy  
Clark Superior Court, McDuffie County, Ga.  
Blk: 0000T Pg: 0850

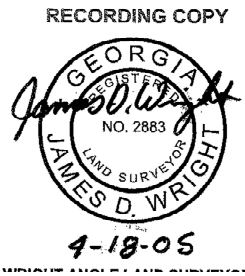


P.O.B.  
P.B. K  
PG. 155

- LEGEND
- #4 Rebar Found
  - #4 Rebar Set
  - ⊙ 3/4" Pipe Found



SURVEY DATE 4-14-05  
DATE DRAWN 4-18-05  
SCALE 1" = 50'



**Legal Description:**

Map & Parcel # 0t010047 & 49  
Deed Book & Page 131, 302  
Plat Book & Page T, 850

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

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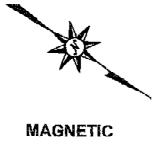
GA RE LC.# H - 11348



**Wrightsboro Road  
At Corner of Scott Drive  
Thomson, GA**  
**\$5,000 Reduced to \$4,000**

0.46 ACRES, 134th G.M.D.  
CITY OF THOMSON  
McDUFFIE COUNTY, GEORGIA

Doc. PLAT  
Recorded 10/29/2015 01:00PM  
Conale H. Chestman  
Clark Superior Court, McDuffie County, Ga.  
Bk: 0000T Pg: 087E



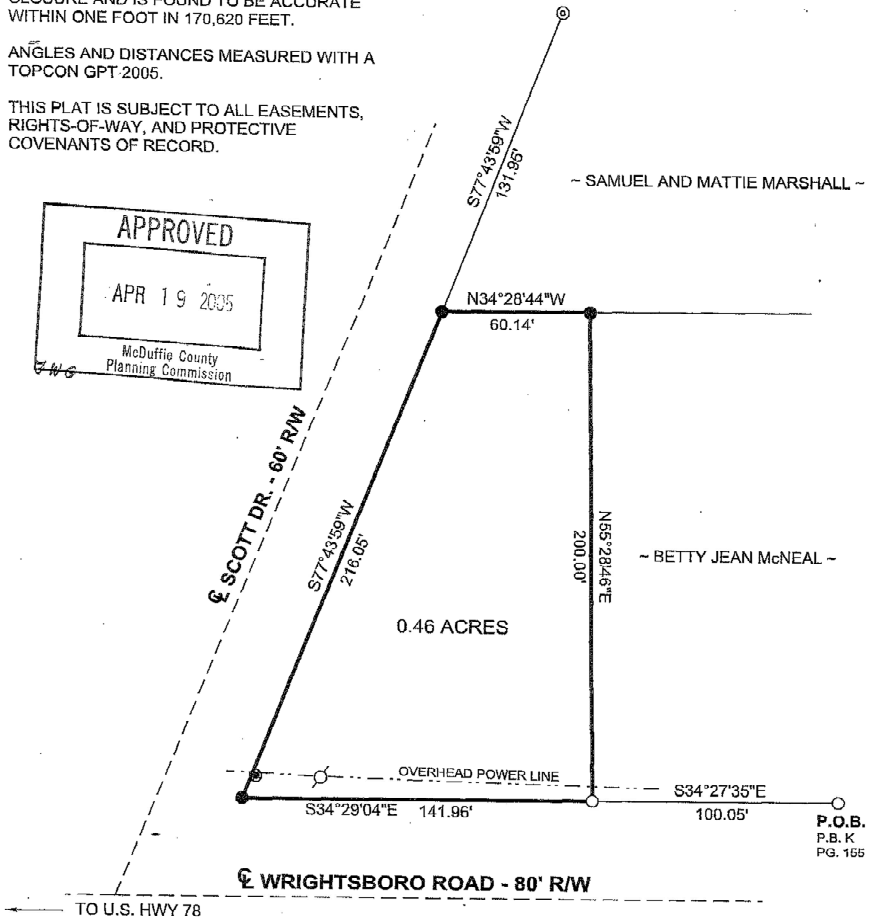
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE-PRECISION OF ONE FOOT IN 22,856 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 170,620 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.

- ⇒ Residential lot for building a house in city limits of Thomson.
- ⇒ 142' Foot of Frontage
- ⇒ 85% Open
- ⇒ 15% Wooded
- ⇒ .46 acre lot
- ⇒ Two additional lots available.

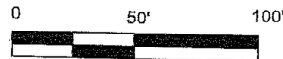


**Legal Description:**

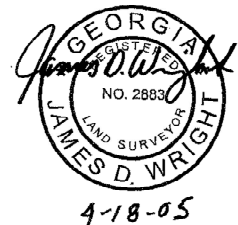
Map & Parcel # OT010049 partial  
Plat Book & Page T, 87E

**LEGEND**

- #5 Rebar Found
- #5 Rebar Set
- ⊙ Iron Pipe



SURVEY DATE 4-14-05  
DATE DRAWN 4-18-05



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

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GA RE LC.# H - 11348



# Scott Drive Thomson, GA

**\$5,000 Reduced to \$4,000**

0.55 ACRES, 134th G.M.D.  
CITY OF THOMSON  
McDUFFIE COUNTY, GEORGIA



Plat Doc: PLAT  
Recorded 10/29/2015 01:00PM



MAGNETIC

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,856 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

Concise E. Chastain

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 90,421 FEET.

Book 0000T Page 087F

ANGLES AND DISTANCES MEASURED WITH A TOPCON GPT 2005.

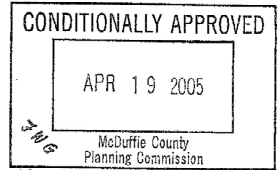
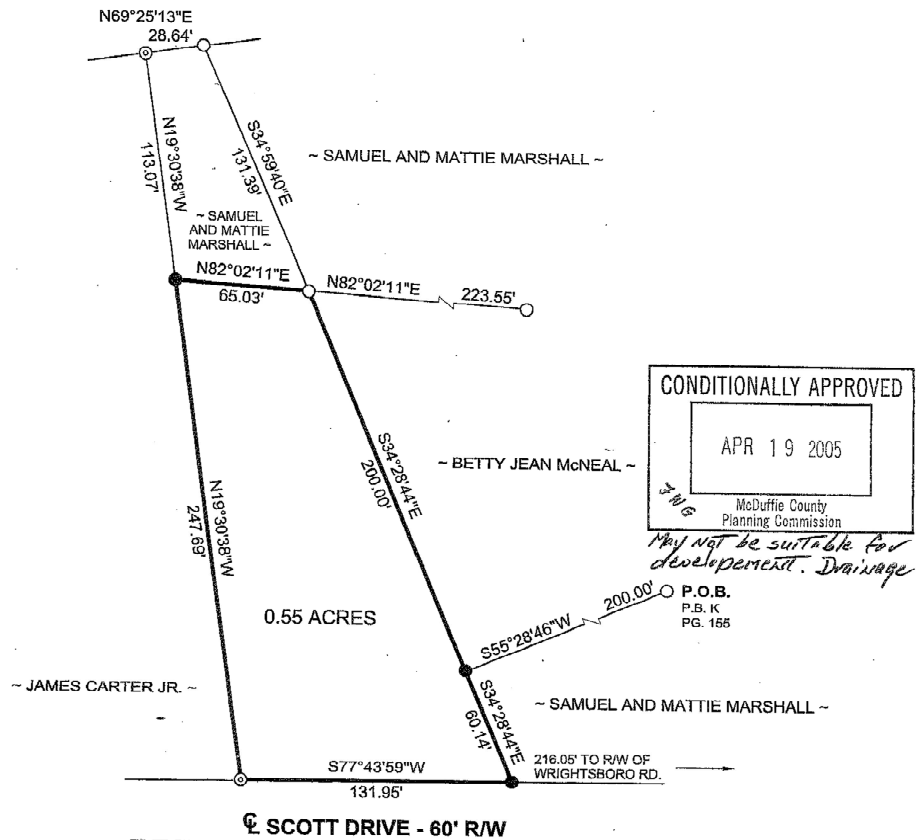
THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.

- ⇒ Residential lot for building a house in city limits of Thomson.
- ⇒ 132' Foot of Frontage
- ⇒ 85% Open
- ⇒ 15% Wooded
- ⇒ .55 acre lot
- ⇒ Two additional lots available.

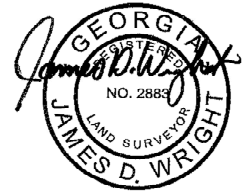
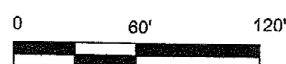
**Legal Description:**

Map & Parcel # OT010049 partial

Plat Book & Page T, 87F



P.O.B. P.B. K PG. 165



4-18-05

LEGEND SURVEY DATE 4-14-05  
DATE DRAWN 4-18-05  
SCALE

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

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