

6.38 Acre Homesite with Pond Columbia County, Georgia

- * **6.38 Wooded Acres**
- * **Large Hardwoods**
- * **Rolling Terrain**
- * **1 Acre Pond**
- * **Off Dozier Rd.**
- * **Convenient to Evans**
- * **Perfect Country Home Site**
- * **Priced at \$80,000**



**Located just off Dozier Road in
the Heart of Appling, Georgia**

\$80,000.00



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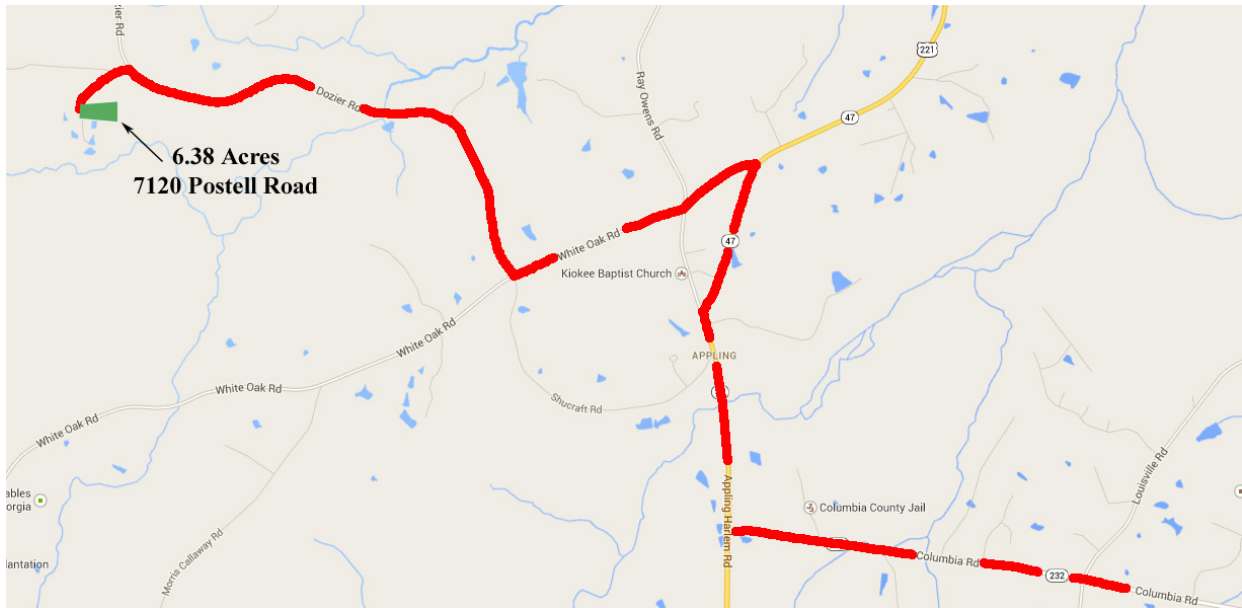
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Description: This 6.38 acre tract is a gorgeous piece of property located in a very convenient area of Columbia County near Appling. This tract is dominated by a sizable pond situated in the front of the tract. It's ideal for fishing, recreation and the indigenous wildlife. There is a large hilltop on the rear of the property, which would make an excellent home site. One could build a home and have a commanding view over your own pond and the entirety of your land. The tract itself is loaded in large timber. It is a good hardwood and pine mix and there are numerous huge hardwoods throughout the entire property making for a beautiful appearance. The property has paved road frontage and power running back to the rear of the tract. This parcel would be perfect for someone looking for a home place close in with a pond. This tract is a rare combination of many things buyers clamor for and will be a steal for someone!

Directions from Augusta, GA: From Augusta Take Columbia Road to Appling, turn right onto Appling-Harlem Road and go about 1.5 miles through Appling to the flashing caution light. Turn left onto White Oak Road. Go about 1 mile and turn right onto Dozier Road. Go about 3 miles and turn left onto Postell Drive. Travel about 1/2 mile and the property will be on your left. .





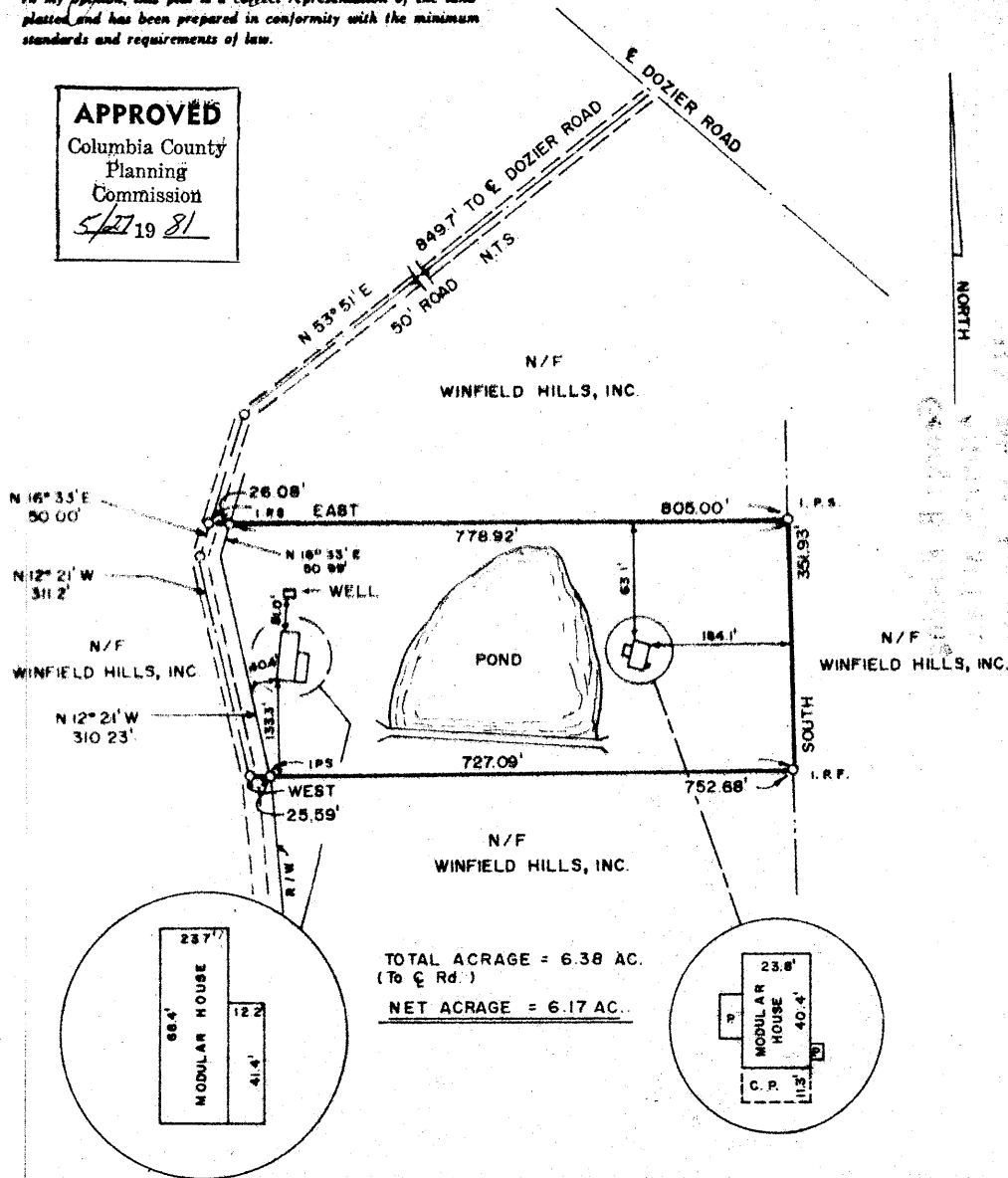


AF 15428

G. B. FOLLARD, JR., CLERK

George L. Godman
In my opinion, this plat is a correct representation of the land
platted and has been prepared in conformity with the minimum
standards and requirements of law.

APPROVED
Columbia County
Planning
Commission
5/27/81



PLAT for: G. R. EVANS

PLAT CABINET AA
SLIDE 200 NO. 7

TRACT 2, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK
4, P. 187.

SCALE: 1" = 200'

county of COLUMBIA state of GEORGIA

DATE: 5-19-81



GEORGE L. GODMAN

GA. REG. LAND SURVEYOR 1977
SOUTH CAROLINA REG. LAND SURVEYOR . 6268
AUGUSTA, GEORGIA

