

52 WOODED ACRES JEFFERSON COUNTY, GA

- * **Great Hunting**
- * **Hunting Cabin**
- * **Excellent Condition**
- * **Springs and creeks**
- * **Hardwoods and Pines**
- * **Good Road Frontage**
- * **Storage Unit**
- * **Priced at \$179,000.00**



**Located south of Augusta
near Avera, Georgia in Jef-
ferson County.**

Long Road, Avera, GA



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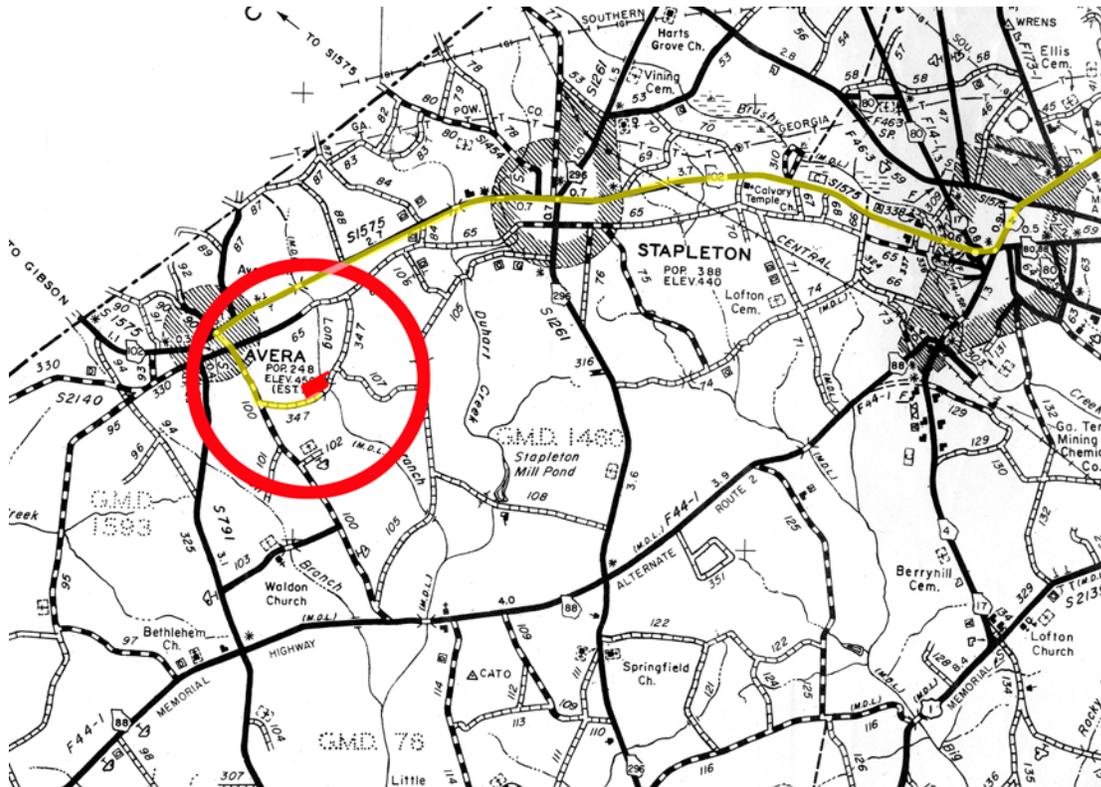
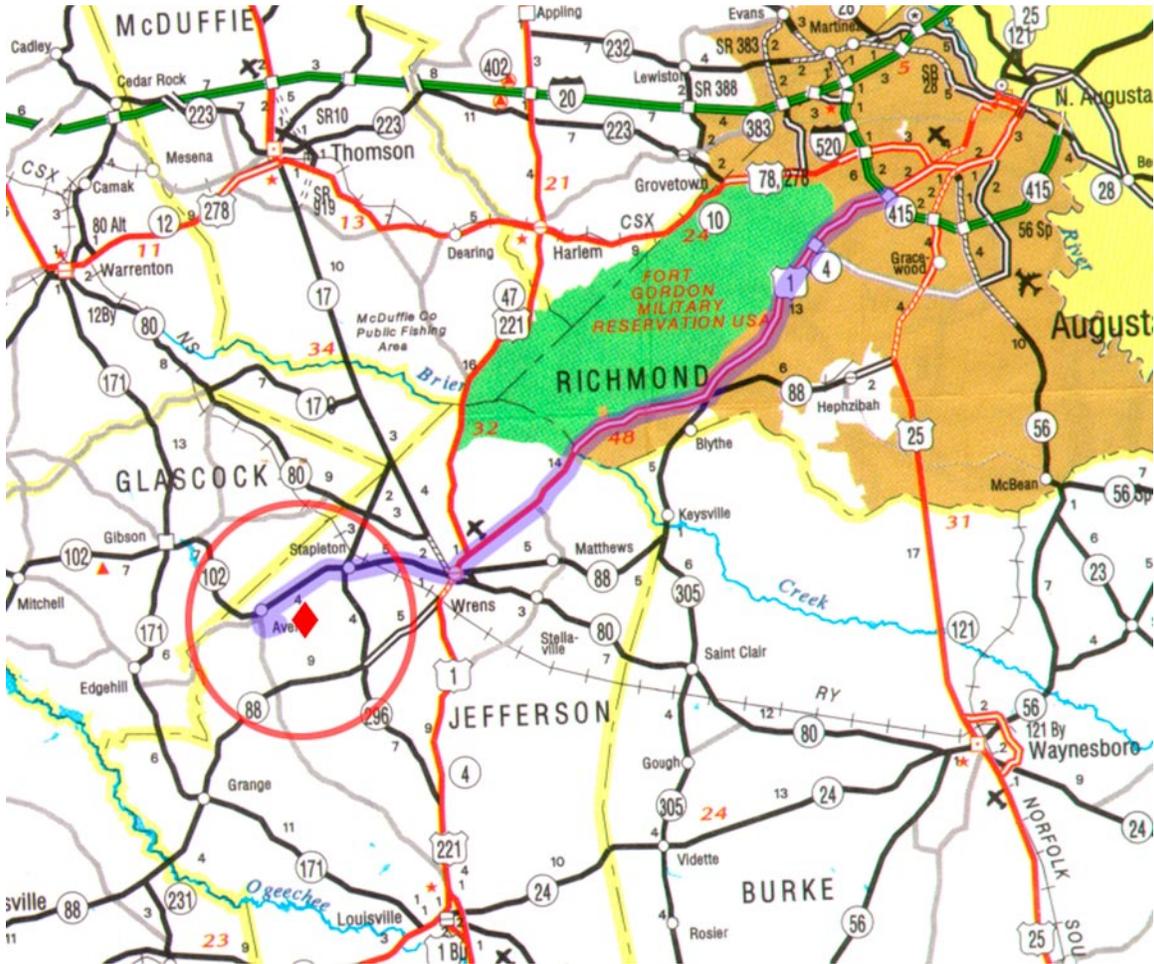




This tract is nicely wooded in Hardwoods and Pines. It has long frontage on Long Road. The property is subject to an easement for an underground pipeline that is used for Kaolin clay slurry. The property has been maintained for a hunting retreat. It has feed plots throughout the tract. There is a stream that runs yearround and provides a water source for game. There is an excellent pond site if you decide that you would like one.

The cabin has two bedrooms, one bath, closets, washer dryer connections, an eat in kitchen, and a wood stove for heat.

Directions: From Augusta, take US Highway 1 South to Wrens, Georgia. In Wrens turn right at the traffic light towards Highway 102 and Stapleton, Georgia. Travel through Stapleton and into the city of Avera, GA. Turn left at the caution light in Avera onto Main Street. Main street turns to Gamble Mill Road. Travel approximately one mile to Long Road. Turn left onto Long road. The property will be one mile on the left. There are no signs on the property.



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