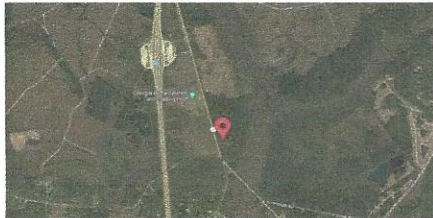


MLS #: A1586498A (Active) List Price: \$18,600

2 Acs Hwy 17 Townsend, GA 31331



**Apx Total Acreage:** 2  
**Price Per ACRE:** \$9,300.00  
**Improvements:** None  
**Lot Features:** Wooded

**Unit #:**  
**Main Area:** M2: Central McIntosh  
**Subdivision:** No Recorded Subdivision  
**County:** McIntosh  
**Elementary School:** Todd Grant Elementary  
**Middle School:** McIntosh Middle-Darien  
**High School:** McIntosh Academy-Darien  
**Current Zoning:**  
**Zoning:** R2

|                                |                      |                                    |                       |                           |
|--------------------------------|----------------------|------------------------------------|-----------------------|---------------------------|
| <b>Tax ID:</b> 0050A0009       |                      | <b>Lgl Desc:</b> 2 Acs w/s Hwy. 17 |                       |                           |
| <b>Lot Front:</b> 100          | <b>Lot Rear:</b> 100 | <b>Lot Left:</b> 435               | <b>Lot Right:</b> 435 | <b>Ttl Lot SqFt:</b>      |
| <b>DdRstrctns:</b> No          | <b>PlatBk/Pg:</b>    | <b>RdFrntg:</b> 535                | <b>Fld Zn:</b> No     | <b>FldInsReq:</b> No      |
| <b>X Zone:</b> No              |                      | <b>Frontage:</b>                   |                       |                           |
| <b>Annual Taxes:</b> 109.48    |                      | <b>Tax Year:</b> 2016              |                       | <b>Lease Expire Date:</b> |
| <b>HOA:</b> No                 | <b>HOA Fee:</b>      | <b>HOA Fee Paid:</b>               |                       |                           |
| <b>Assoc Fees Include:</b>     |                      |                                    |                       |                           |
| <b>Project Facilities:</b>     |                      |                                    |                       |                           |
| <b>Lot Access:</b> County Road |                      |                                    |                       |                           |
| <b>Farm Information:</b>       |                      |                                    |                       |                           |
| <b>Utilities:</b>              |                      |                                    |                       |                           |

**Directions:** At the corner of Ross Place and Hwy 17 in Townsend GA. Go to this link to get turn by turn directions <https://www.google.com/maps/place/31%C2%B028'06.2%22N+81%C2%B026'22.2%22W/@31.4683816,-81.4417007,624m/data=!3m2!1e3!4b1!4m1!1m7!3m6!1s0x88fb293b16a356c1:0xca494285aba7be5f!2s1096+Ardoch+Rd+SW,+Townsend,+GA+31331!3b1!8m2!3d31.4659788!4d-81.4437787!3m5!1s0x0:0x0!7e2!8m2!3d31.4683771!4d-81.4395119>

**Public Remarks:** Own a piece of Hwy 17!. This 2-acre parcel is perfect for someone wanting to be located on a highly driven road.

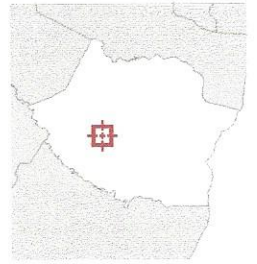
**Listing Office:** Seaboard Real Estate (#:1062)

Information Herein Deemed Reliable but Not Guaranteed

MLS #: A1586498A



Overview



Legend

- Parcels
- Roads



**HARDEE & ASSOCIATES LAND SURVEYING LLC**



RESIDENTIAL & COMMERCIAL  
3933 MANOR-MILLWOOD RD. N.  
MILLWOOD, GEORGIA 31552  
PHONE: 912-283-8040

IN MY OPINION THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

APPROVED BY: *Cullen Preston Hardee*  
CULLEN PRESTON HARDEE GA. R.L.S. NO.3144

SURVEY FOR: **WILLIAMS BROTHERS**  
BOUNDARY RETRACEMENT SURVEY OF REMAINDER OF TRACT NO. 1 OF PLAT BY J.E. BRITT DATED: OCTOBER 7th, 1939 REMAINDER = 38.08 ACRES

SCALE: 1"=300' LAND LOT: --- LAND DIST.: --- G.M.D. 1515

DATE: 12/10/14 COUNTY: MCINTOSH CITY: --- GEORGIA

FIELD SURVEY: 12/09/14 CPH, BH, RLH

DEEDS LEGAL REFERENCES:  
18-17, 177-136, 256-98, 254-389  
20-204, 272-5, 143-294  
PLAT CABINET 1-77L, 78B, 200H  
PLAT BY J.E. BRITT OCT. 7th, 1939  
CRD: WILLBRO62514  
FILE: WILLBRO120914

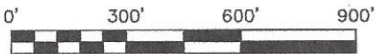
5/8 IRON PIN SET (IPS)  
 5/8 IRON PIN FOUND (IPF)  
 CONC. MONUMENT SET (CMS)  
 CONC. MONUMENT FOUND (CMF)  
 RECORD MONUMENT  
 EXISTING FENCE

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM BEING APPROVED BY THE LOCAL PLANNING COMMISSION OR LOCAL GOVERNMENT AGENCIES UNDER THE PROVISION OF O.C.G.A., SECT. 15-6-67[d]

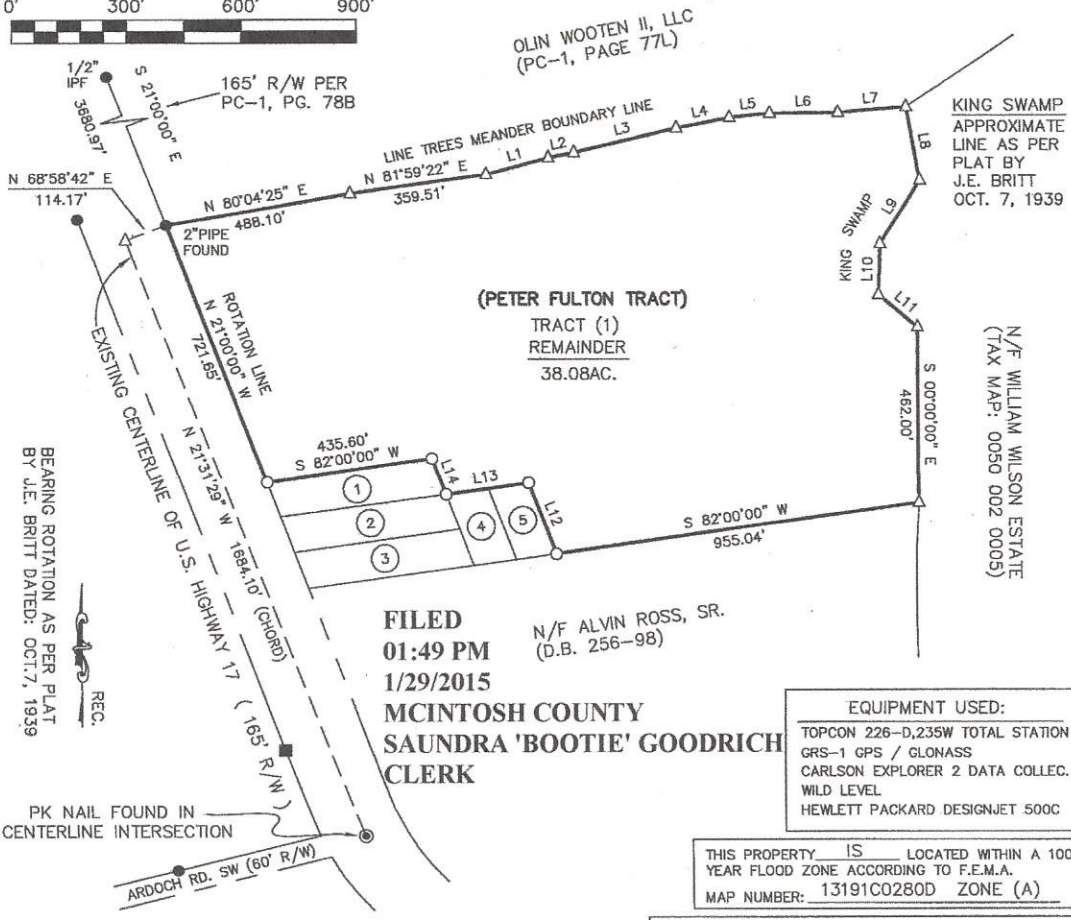
*Cullen Preston Hardee*  
GEORGIA REGISTERED LAND SURVEYOR NO. 3144

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING N/A RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5714601336740 FEET.



**BK PC1 PG 351M**



**FILED**  
**01:49 PM**  
**1/29/2015**  
**MCINTOSH COUNTY**  
**SAUNDRA 'BOOTIE' GOODRICH**  
**CLERK**

**EQUIPMENT USED:**  
TOPCON 226-D,235W TOTAL STATION  
GRS-1 GPS / GLONASS  
CARLSON EXPLORER 2 DATA COLLEC.  
WILD LEVEL  
HEWLETT PACKARD DESIGNJET 500C

THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A.  
MAP NUMBER: 13191C0280D ZONE (A)

THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

|     |               |         |
|-----|---------------|---------|
| L1  | N 74°37'15" E | 169.11' |
| L2  | N 78°37'57" E | 67.94'  |
| L3  | N 76°43'56" E | 274.75' |
| L4  | N 78°35'40" E | 141.76' |
| L5  | N 84°00'57" E | 105.60' |
| L6  | N 89°21'16" E | 178.20' |
| L7  | N 85°06'16" E | 177.54' |
| L8  | S 10°00'00" E | 198.00' |
| L9  | S 32°00'00" W | 198.00' |
| L10 | S 02°00'00" W | 132.00' |
| L11 | S 50°00'00" E | 132.00' |
| L12 | N 21°00'00" W | 200.00' |
| L13 | S 82°00'00" W | 217.80' |
| L14 | N 21°00'00" W | 100.00' |

- ① --ABRAHAM & JEANETTE BOWENS (D.B. 177-136)
- ② --FORMERLY WILBURN CLAYTON (D.B. 18-17)
- ③ --FORMERLY SHED JONES (D.B. 18-17)
- ④ --N/F CLIFFORD POOLE (D.B. 254-389)
- ⑤ --N/F CATHERLEAN W. CHRISTIAN (D.B. 143-294)  
(CALLS FOR EASTERN HALF OF THE ORIGINAL 200 X 217.80 LOT)