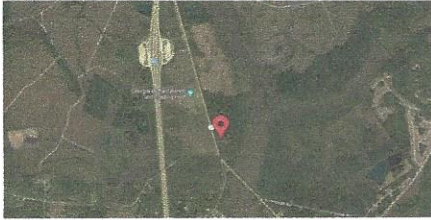


MLS #: A1586498A (Active) List Price: \$18,600

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

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

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 P. 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

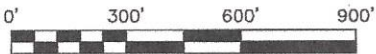
5/8 IRON PIN SET (IPS)
 5/8 IRON PIN FOUND (IPF)
 CONC. MONUMENT SET (CMS)
 CONC. MONUMENT FOUND (CMF)
 RECORD MONUMENT
 EXISTING FENCE

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]

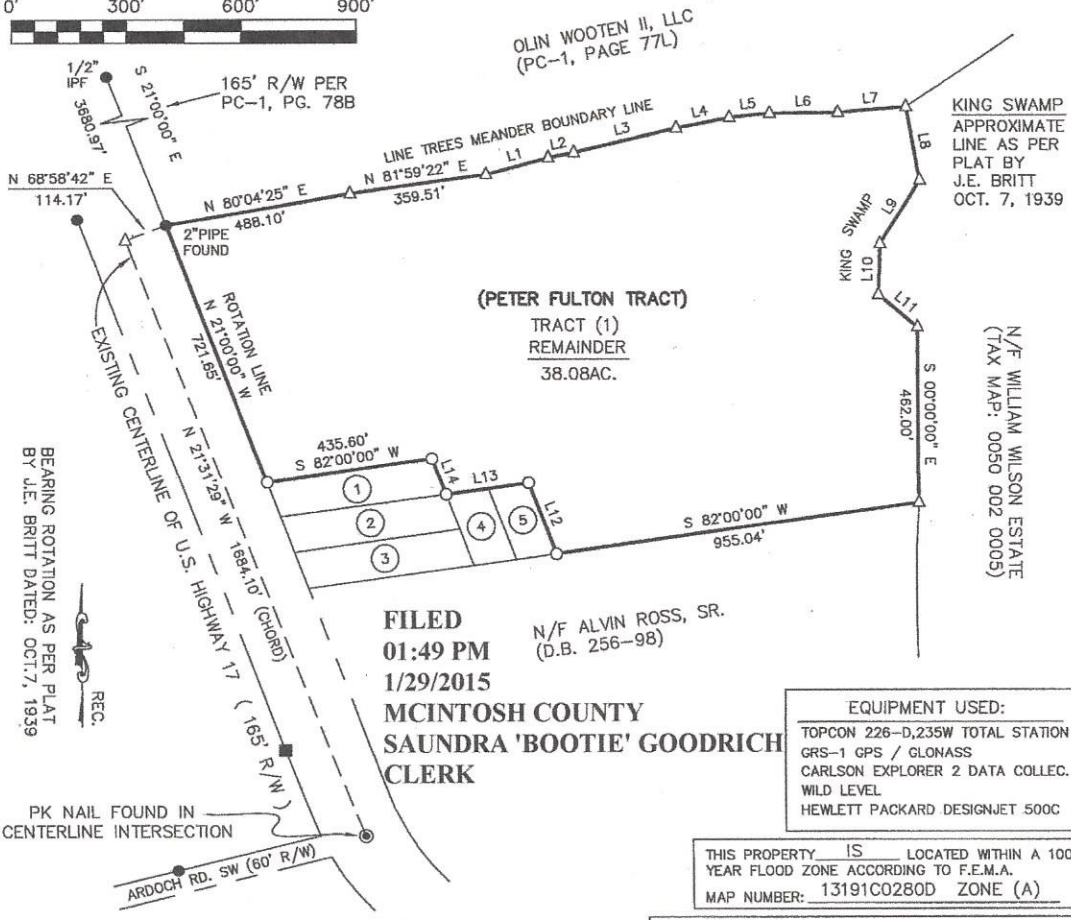
Cullen P. Hardee
GEORGIA REGISTERED LAND SURVEYOR NO. 3144

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)