

MLS #: A1586506A (Active) List Price: \$11,000

2.46 +/- ACS. S/S Ardock Rd. @ McDonald Rd. Townsend, GA 31331



Apx Total Acreage: 3
Price Per ACRE: \$3,666.67
Improvements:
Lot Features:

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: AR

Tax ID: 0038-0012		Lgl Desc: s/s McDonald Rd - Ardock Rd			
Lot Front:	Lot Rear:	Lot Left:	Lot Right:	Ttl Lot SqFt:	
DdRstrctns: No	PlatBk/Pg:	RdFrntg:	Fld Zn: No	FldInsReq: No	
X Zone: No		Frontage: Natural			
Annual Taxes: 156.86		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: turn off 251 on to Ardock Road and drive 0.34 miles copy and paste this link and it will give you turn by turn directions.
<https://www.google.com/maps/place/31%C2%B027'38.2%22N+81%C2%B028'49.0%22W/@31.4606016,-81.4824787,624m/data=!3m2!1e3!4b1!4m14!1m7!3m6!1s0x88fb29a17f66b5df:0x534cd2e86b169dcc!2s3431+Ardock+Rd+SW,+Townsend,+GA+31331!3b1!8m2!3d31.4612456!4d-81.4770885!5m5!1s0x0:0x0!7e2!8m2!3d31.460597!4d-81.4802898>

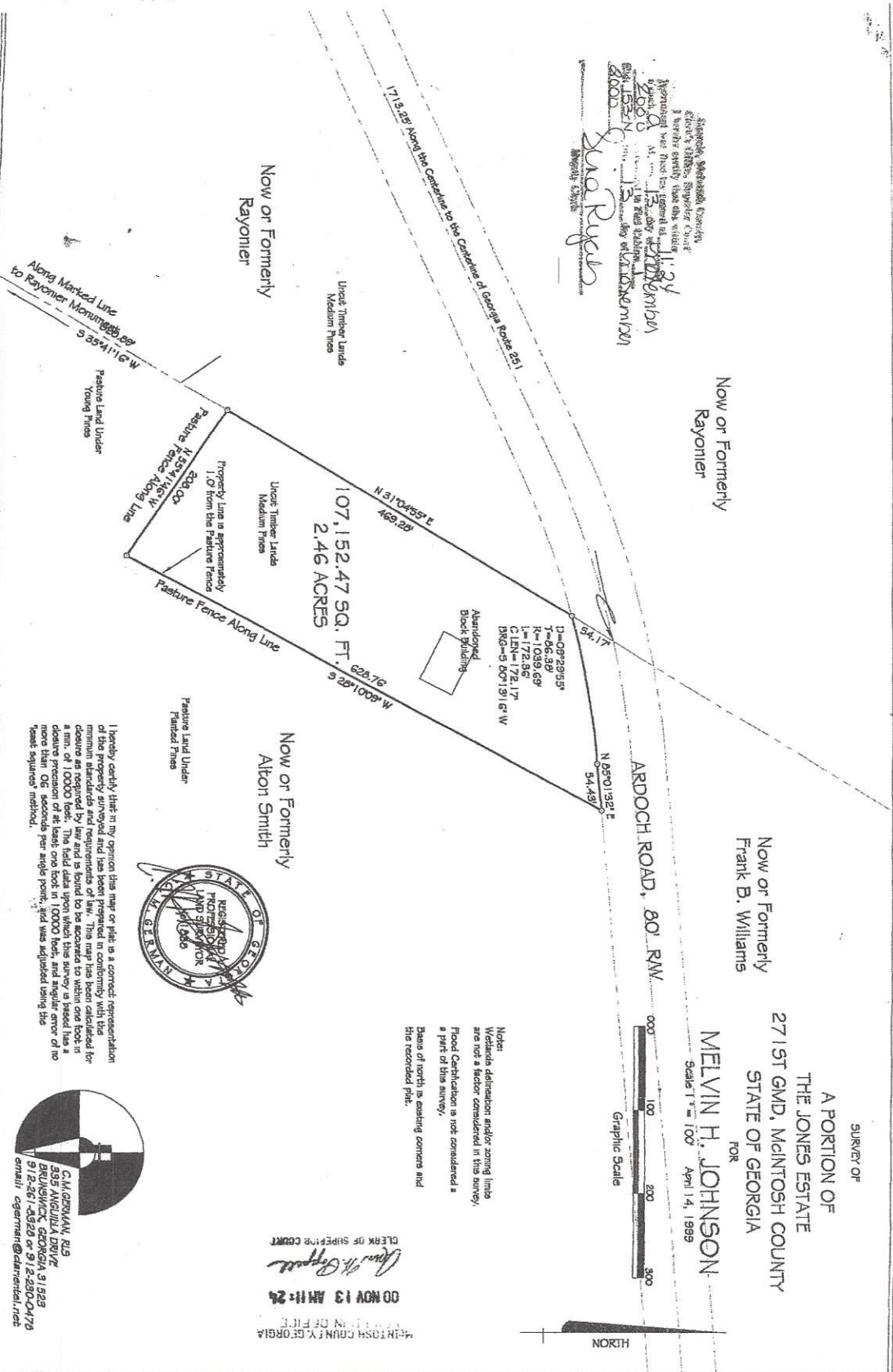
Public Remarks: {under \$4000 an acre!!} Build your Dream Home on this Wooded lot. Its ready for you to make it your own.

Listing Office: Seaboard Real Estate (#:1062)

Information Herein Deemed Reliable but Not Guaranteed

MLS #: A1586506A

Georgia, McIntosh County
 Client's Address: Sugarloaf Cove
 3 North Street, Sugarloaf Cove
 Sugarloaf Cove, GA 31206
 Date: 11/24/11
 Surveyor: *Sue Ryan*
 License No. 13000
 Property: 13000
 Survey: 13000



Now or Formerly Rayonier

Now or Formerly Frank B. Williams

Now or Formerly Rayonier

Now or Formerly Alton Smith

ARDOCH ROAD, 80' R/W

Scale: 1" = 100'

SURVEY OF
 A PORTION OF
 THE JONES ESTATE
 271ST GMD, MCINTOSH COUNTY
 STATE OF GEORGIA
 FOR
MELVIN H. JOHNSON
 April 14, 1999



Notes:
 Westside delineation and/or zoning lines are not a factor considered in this survey.
 Flood Certification is not considered a part of this survey.
 Basis of north is existing corners and the recorded plat.



I hereby certify that in my opinion this map or plat is a correct representation of the property surveyed and has been prepared in conformity with the minimum standards and requirements of law. This map has been calculated for closure as required by law and is found to be accurate to within one foot in a run of 10000 feet. The field data upon which this survey is based has a closure precision of at least one foot in 10000 feet, and angular error of no more than 0.4 seconds per angle point, and was adjusted using the least squares method.



C.M. GERMAN, NLS
 395 ANGLICA DRIVE
 BRUNSWICK, GEORGIA 31524
 912-261-4920 or 912-280-0470
 email: cgerman@calverna.net

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