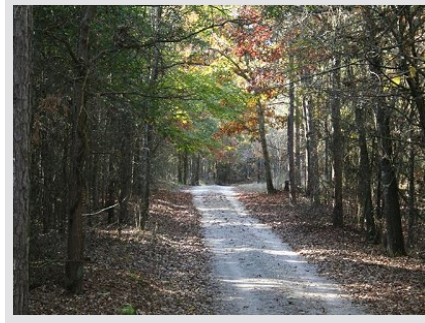


192 Acres - Franklin County, Georgia  
Tract A601 (SOLD)



### Acreage

192 Acres

### General Description

Located on the middle fork of the Broad River with a +/-5 acre beaver pond, this tract offers excellent recreational opportunities for ducks, deer and turkey. 140 acres of 18 year old merchantable pine plantation with the balance (52 acres) in merchantable hardwoods/river bottom. The tract has over 7,600 feet of frontage on 2 different graded dirt roads.

### Location / Directions:

This tract is located just north of Highway 198 in Franklin County, GA approximately 4 miles northwest of Carnesville. The property is +/-5 minutes from I-85/Exit 160 (Highway 51). Close proximity to Royston, Toccoa, Commerce, Carnesville and Athens. Fronts on Payne Road.

### Agent:

Carwin Owens  
434-841-0784

Aerial Map 