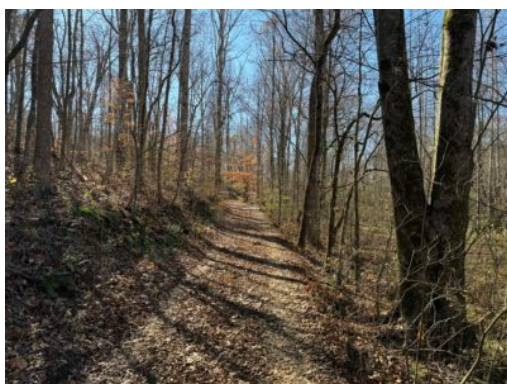
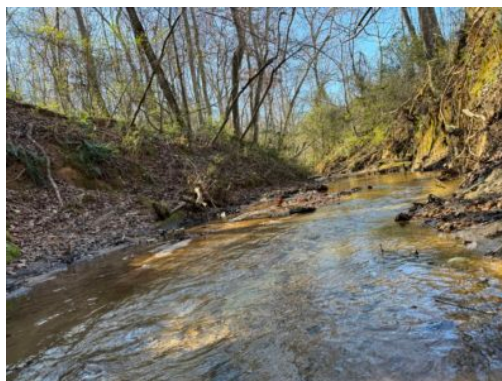


# 40+/- acres in Stephens County, Georgia

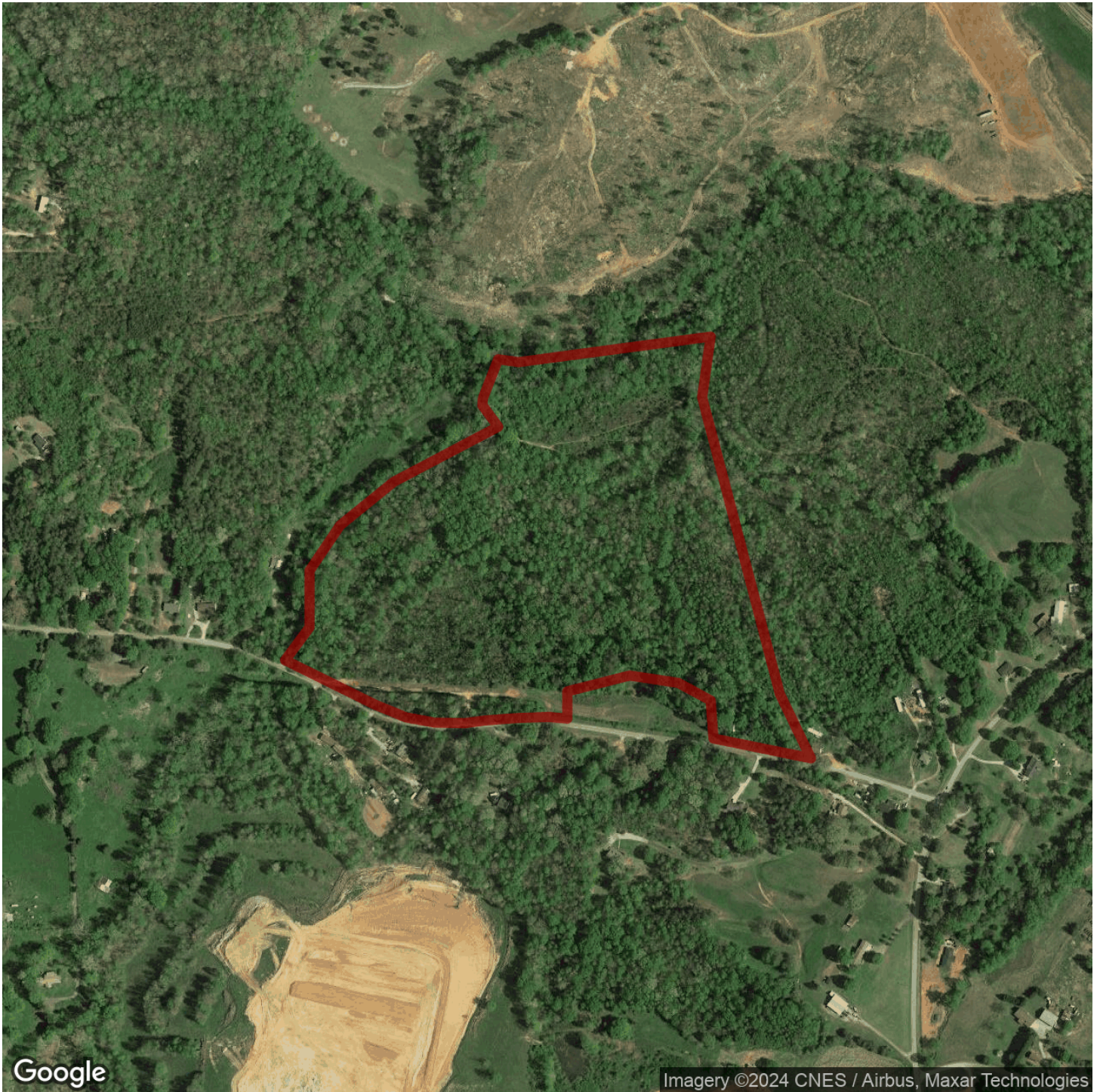
40+/- acres just minutes from Lake Hartwell! This all wooded tract boasts a good road system. Feeding areas for wildlife and gentle terrain, good mixture of Pine and Hardwood timber throughout and the lay of the land makes this an incredible opportunity for your family's estate or recreational property. There is a unique brick home on the property that was built in the 1950's that could be renovated and used as a primary residence or an excellent rental property. This land features over 500+/- feet of creek frontage on Eastanollee Creek and is a haven for Whitetail deer, turkey and other small game. Beautiful building sites. Long paved road frontage on Hayes Wilbanks Road. Close proximity to Toccoa or Lavonia, Georgia. Easy access to GA Hwy 17 or Interstate 85. If you are looking for a weekend getaway to your private piece of acreage or looking for a full time future home location this could be it! For more information including a survey and aerial and topo maps of this property or to schedule your visit please contact Jacob Bowen at 678-858-0382.

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