



GOLDENSHIELD
Real Estate Team

4428 US Hwy 319 N. - Norman Park, GA 31771

229-715-7253

GoldenShieldLife.com

Property Information Package

25+/- Acres

Old Hwy 19 S Road
Schley County, Georgia

Parcel Number: 25301610004



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Golden Shield Real Estate Team is pleased to offer this beautiful 25+/- acre piece of Schley County property at Online Auction. This property lends itself well for growing timber and for home sites. The farm has gentle rolling hills, with the road frontage clear cut and the back portion of the property still has some standing timber.

Notice to Purchasers: Golden Shield Real Estate Team has collected data from Government entities that we believe are reliable. No references including lines on property from aerials are legal are binding to seller or purchaser. We recommend each potential purchaser seek out their own due diligence.

If you would like to make an offer on this farm, please reach out to us through our web site: goldenshieldrealestateteam.com or you can simply call us at 229-715-7253, and ask for Ginny or Tim.



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Legal Description

specifically described as follows: **START** at a point on the east side of U.S. Highway 19 where the north lot line of Land Lot 161 crosses and run S 35 degrees 28' E a distance of 681.36 feet to the **POINT OF BEGINNING**; thence turn right and run N 88 degrees 33' W a distance of 999.45 feet to a point on the fence line; thence turn left and run S 0 degrees 50' W along the fence line a distance of 833.9 feet to a stake; thence turn left and run S 88 degrees 33' E a distance of 1486.65 feet to the west lot line of Land Lot 165; thence turn left and run in a northerly direction along the land lot line a distance of 164 feet to the west R.O.W. line of U.S. 19; thence turn left and run N 35 degrees 28" W along the west side of U.S. 19 a distance of 831.6 feet to the point of beginning. This deed is made subject to a 40 foot road easement reserved by L.M. Slappey in his warranty deed to J.H. Parks, which deed is dated September 24, 1977.

All that tract or parcel of land lying and begin in Land Lot 165 of the 29th Land District of Schley County, Georgia, and more particularly describes as follows:

One quarter (0.25) acre of land located in Land Lot 165 of the said 29th Land District of Schley and starting at a point on the east side of U.S. Highway 19 where the west land lot line of Land Lot 165 intersects the west right of way line of U.S. Highway 19; thence run S 35 degrees 28" E along U.S. Highway 19 a distance of 216 feet to a stake; thence turn right and run N 88 degrees 33" W a distance of 130 feet to a stake; thence turn right and run N 3 degrees 24" E a distance of 164 feet to the point of beginning

Also a 40 foot driveway easement located adjacent to and immediately west of the above described 0.25 acre tract which is that same easement reserved by the Grantor in that certain warranty deed to J.H. Parks dated September 24, 1977.

The plat of survey of James R. Littlefield, dated April 23, 1976 and recorded in Plat Book 3, Page 104-A, Schley County, Georgia, Records is made apart of this description.



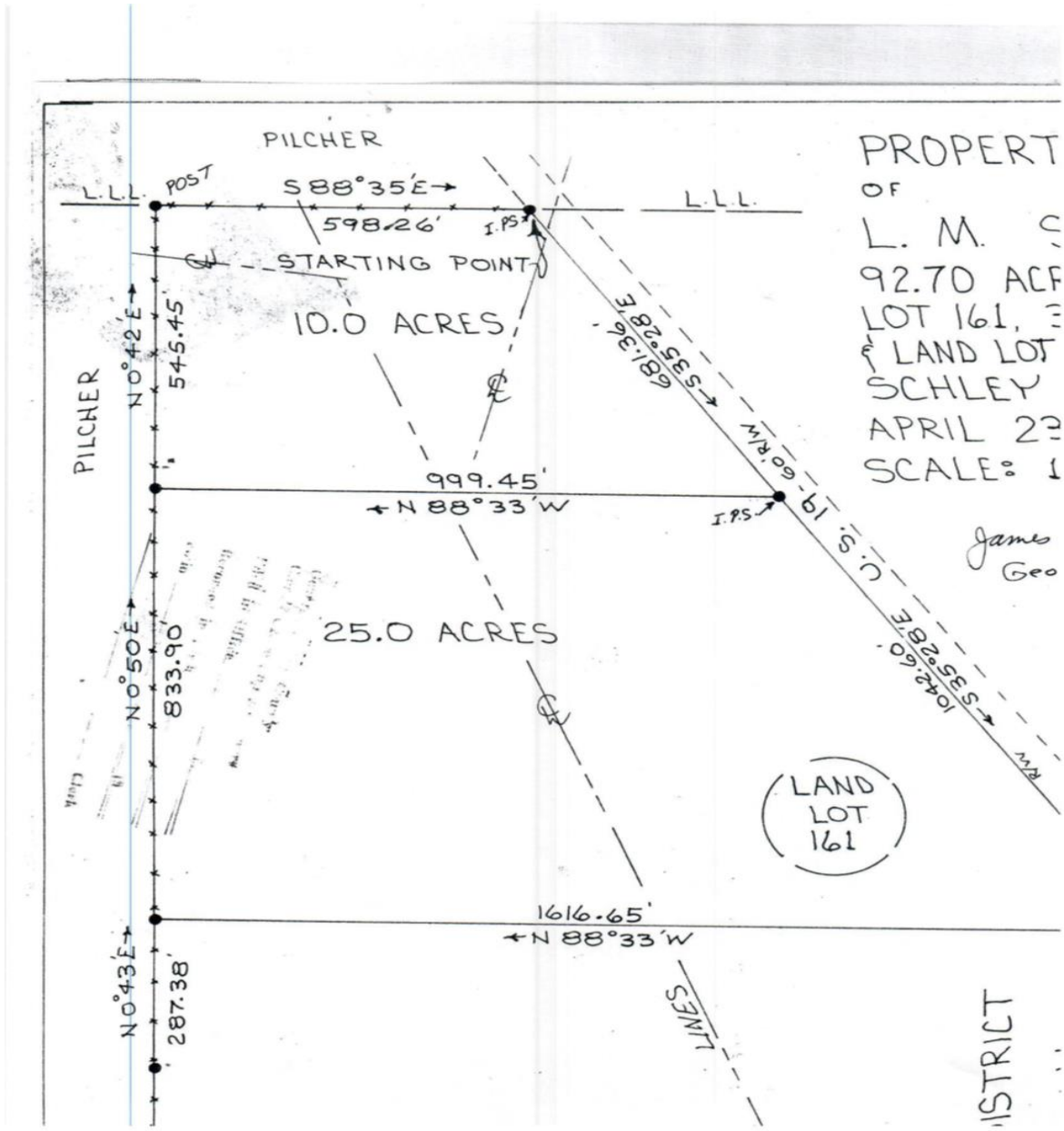
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Plat



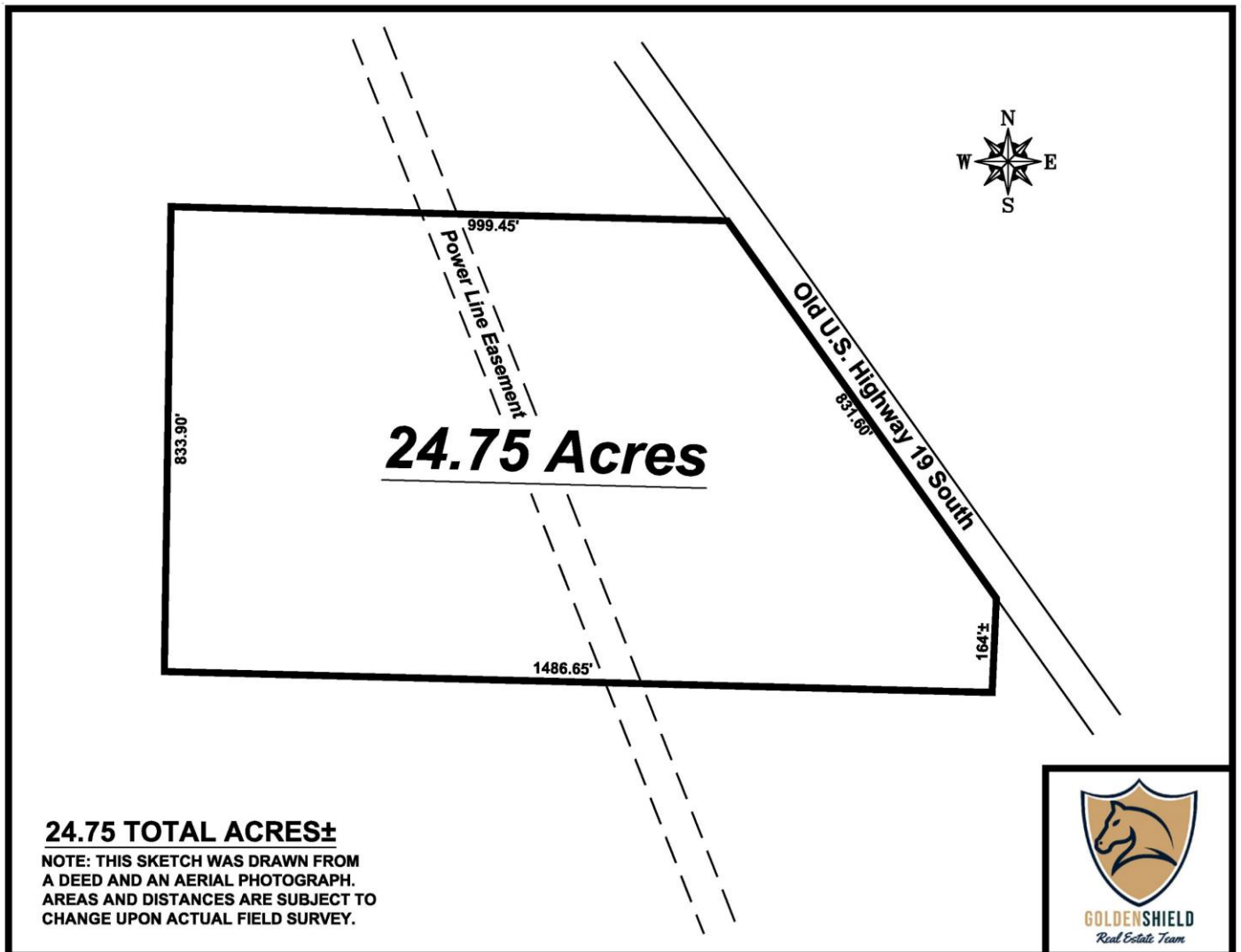


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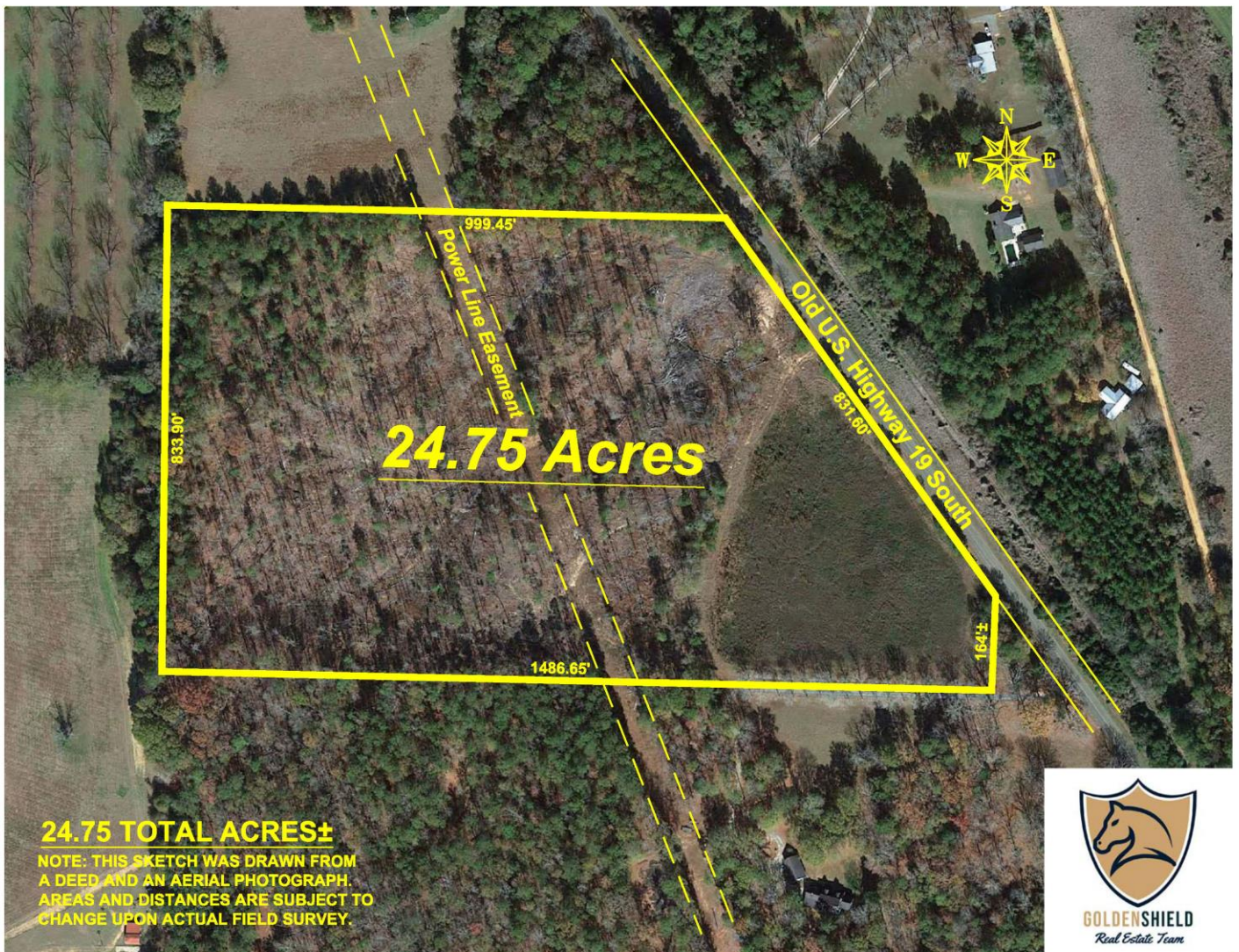


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