

MLS #: L136240A (Active) List Price: \$850,000 (32 Hits)

3821 GA Hwy 112 Ashburn, GA 31714



Type: Single Family, Other-See Remarks
Land Use Acres: Other-See Remarks
Acreage: 73.7
Price Per ACRE: \$11,533.24
Lot Size: 73.70
Waterfront: None
Flood Zone: No
Road Frontage: n/a
SqFt Requirement: 1700
Mobile Homes Allowed: No

County: Turner
Subdivision: Wanee Lake
Zoning:
Tifton City Limits:
Tax/Parcel ID: remarks
Map: remar
Lot: remarks
Community Association : No
Association Amount:
Association Payment Frequency:

Plat Book: n/a	Plat Page: n/a	Deed Book: n/a	Deed Page: n/a
Land Lot #: remar		District: 2	Block: remarks
City Taxes: 0.00	County Taxes: 7260.63		Restrictive Covenants: Y
Electric Supply: Other			Gas Supply:
Water Supply: None		Sewer Supply: None	

Other Buildings: none
Easements: none
Features: Electric Nearby
Street Construction: Dirt, Gravel, Public Maintained

Improvements: none
Deed Restrictions: Contained in recorded subdivision covenants
Directions: From I-75 exit 82, travel west on Washinton which becomes Hwy 112. Travel approximately 4.7 miles to Wanee Lake Golf Club. Turn left onto Glynn Cook Rd and land will have frontage on Glynn Cook as well as the interior roads of the subdivision.
Remarks: Golf course community lots for new home construction. This land has been subdivided into 46 building lots for single family homes. Lots range in size from 1 to almost 3 acres. Lots will need well and septic. Roads and infrastructure have been done, so start building right away. Subdivision covenants apply and are available upon request. Build your new home here and enjoy the wonderful south GA weather in this peaceful, country setting.

Private Remarks: 6 parcels being conveyed: 020A 003, 020A 006, 020A 007, 020A 031, 020A 039, 020A 054
Owner's Name: SPED, LLC
Auction: No Selling Bonus Offered: No Selling Bonus:
Buyer Fee: No Co-Op Fee: Yes Co-Op Fee %/\$: 3
Agent Owned: No Limited Service: No Lockbox: No Lockbox Serial #:
List Date: 5/15/2024 Pending Date: Expire Date: 11/15/2024 Days on Market: 4
Org LP: \$850,000 Internet: Yes DsplyAddr: Yes AllowAVM: No AllowCmmts: No
Pending Office: Pending Agent:

Listing Office: Advantage Realty Partners LLC (#:97)
GREC Brokerage License: H-56509
Mail Address 1:
Mail City: Tifton
Main: (229) 386-2727
Fax: (229) 386-2721
Listing Agent: Melissa Brock (#:455)
Contact #: (229) 848-2281
Agent Email: Melissa@GetAdvantageRealty.com
License Number: 214496

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