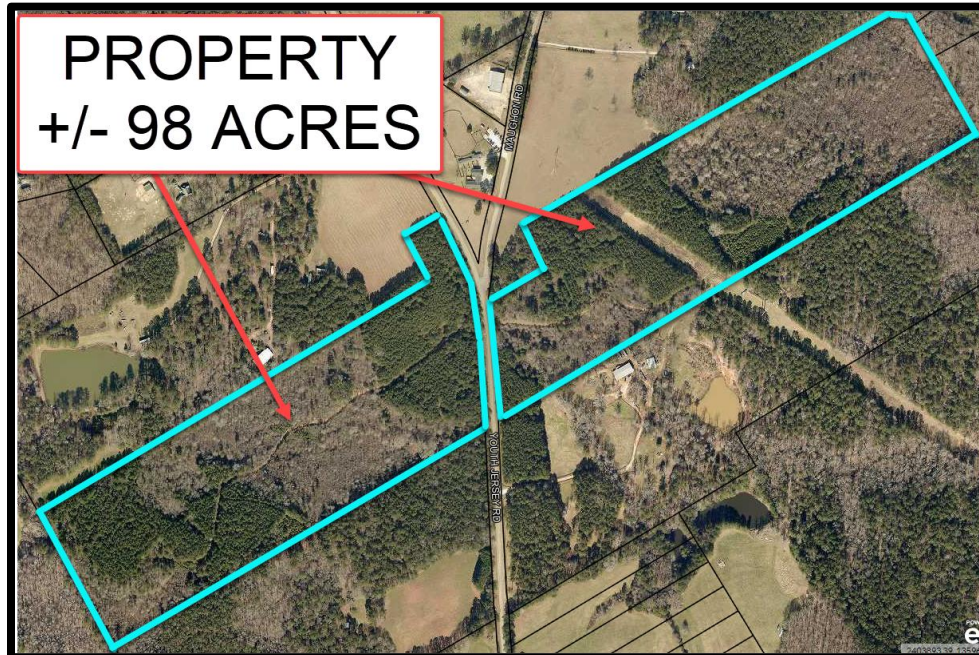


# LAND FOR SALE



**+/- 98 ACRES**

Youth Jersey Road  
Covington, Georgia  
Walton County

**LIST PRICE: \$2,450,000**  
**(Shown by Appointment Only)**

**CONTACT INFORMATION:**

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 **Certified Commercial Investment Member**

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## HIGHLIGHTS

- +/- 98 Acres
- +/- 1,700 linear feet of total road frontage situated on the east and west sides of Youth Jersey Road. The road frontage is divided into (+/-) 600 linear feet on east side of Youth Jersey Rd & (+/-) 1,100 linear feet on the west side of Youth Jersey Rd
- Zoned A-1, rural estate. Section located on west side of Youth Jersey Road is located within watershed protection district (WP2)
- Moderately rolling topography
- Site characteristics that can support a variety of potential uses including the following:
  - Residential tract development
  - Division into multiple residential estate lots
  - Use as a single residential estate lot
  - A variety of recreational uses
- County water available
- Zone 5 school district which allows students to attend school in either of the two following school districts:
  - Walton County School District:
    - Walnut Grove Elementary School
    - Youth Middle School
    - Walnut Grove High School
  - Social Circle School District

## SUMMARY DESCRIPTION OF PROPERTY

Property Description: A ± 98.00-acre tract of land

Address: Youth Jersey Road,  
Covington, Georgia 30014

Legal Description: Land Lots 130, 131, 138 & 139  
of the 4th District, Walton  
County, GA. Described in Deed  
Book 3593 - Page 458

Tax Parcel Number: C0650056

Land Area- ± 98.00 acres

Zoning: A-1, rural estate; west  
section of site is located  
with watershed protection  
district (WP2)

Utilities: Public water and electric  
service

Buildings and site  
improvements: None

## DIRECTIONS

From the center of the town of Jersey, Georgia (Walton County) travel north along Main Street approximately 1/4 of a mile and take left on Youth Jersey Road. The site is located approximately 3/4 of a mile north of the intersection of Youth Jersey Road and Main Street on the left and right (west and east) sides of Youth Jersey Road.

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Jackson Realty

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## PROPERTY NOTES

+/- 98.00 ACRES,  
+/- 1,700 LINEAR FEET OF TOTAL ROAD FRONTAGE  
YOUTH JERSEY ROAD (JERSEY AREA), WALTON COUNTY, GA

This listing consists of a (+/-) 98-acre tract of land zoned A-1, rural estate, located along the west and east sides of Youth Jersey Road approximately 1 mile north of the town of Jersey, 6 miles southwest of the city of Monroe, and 9 miles southeast of the city of Loganville. The site contains (+/-) 1,700 linear feet of total road frontage which is divided into (+/-) 600 linear feet on the east side of Youth Jersey Road and (+/-) 1,100 linear feet of frontage on the west side of Youth Jersey Road. County water is available at the street. Approximately 50% of the total site area is located on the east side of Youth Jersey Road and the remaining 50% of the site area is located on the west side of Youth Jersey Road. The area along Youth Jersey Road is a residential/agricultural district with custom-built homes on acreage tracts and scattered single-family residential tract developments. The tract has a moderately rolling topography with good aesthetic appeal and is heavily wooded with a mixture of hardwood and pine trees.

The tract has potential to support single-family residential development, division into multiple acreage tracts, use as an acreage residential estate tract (s) development, and a variety of recreational/agricultural uses.

The property is located within Zone 5 of the Walton County School District and subject to the terms of an intergovernmental agreement, students residing in Zone 5 shall have the option of attending school in either the Social Circle School District or the Walton County School District. The Walton County schools which serves the property include the Walnut Grove Elementary School, the Youth Middle School, and the Walnut Grove High School.

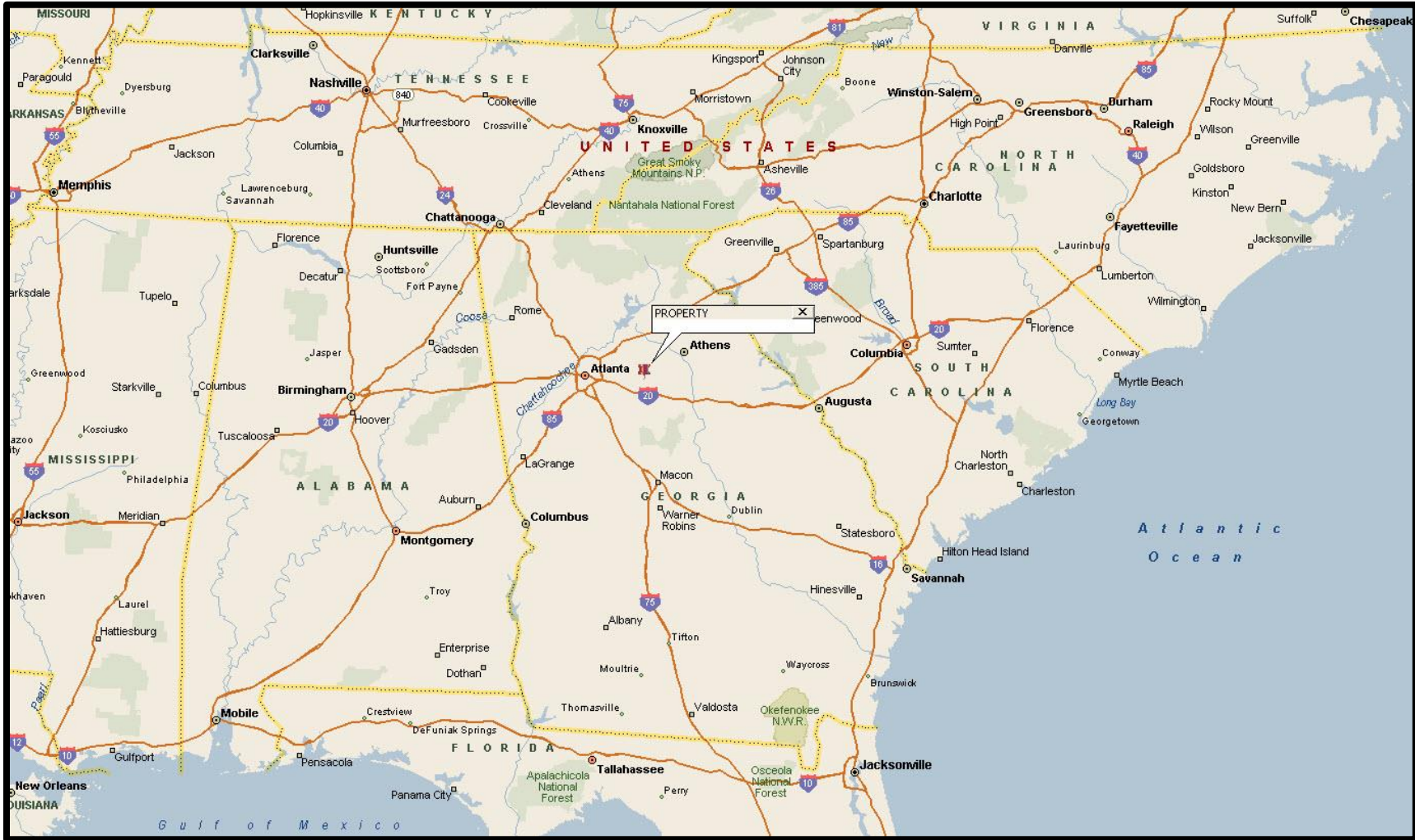
The property is shown by appointment only; please do not enter the site without permission.

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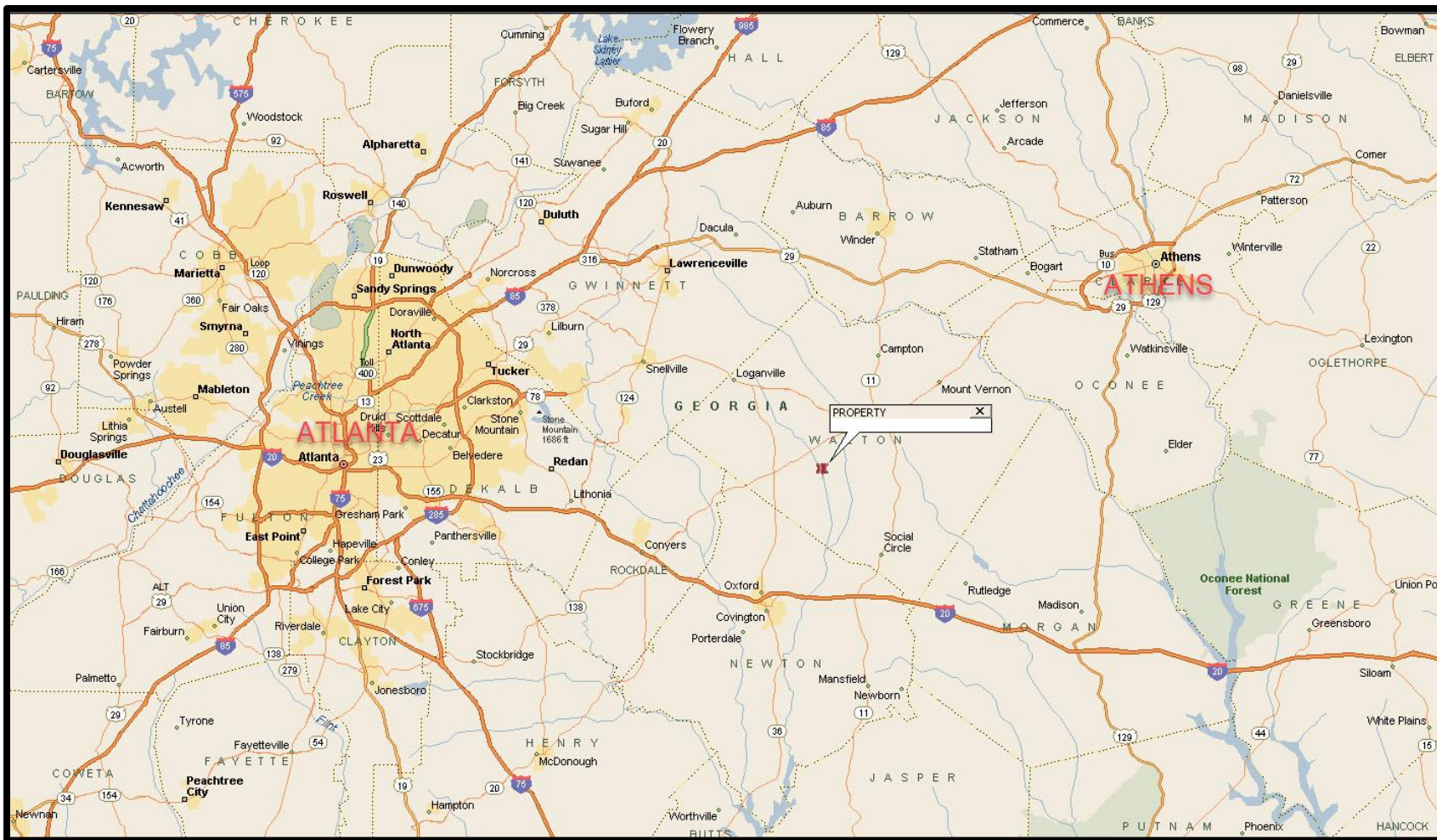
## PROPERTY LOCATION MAPS



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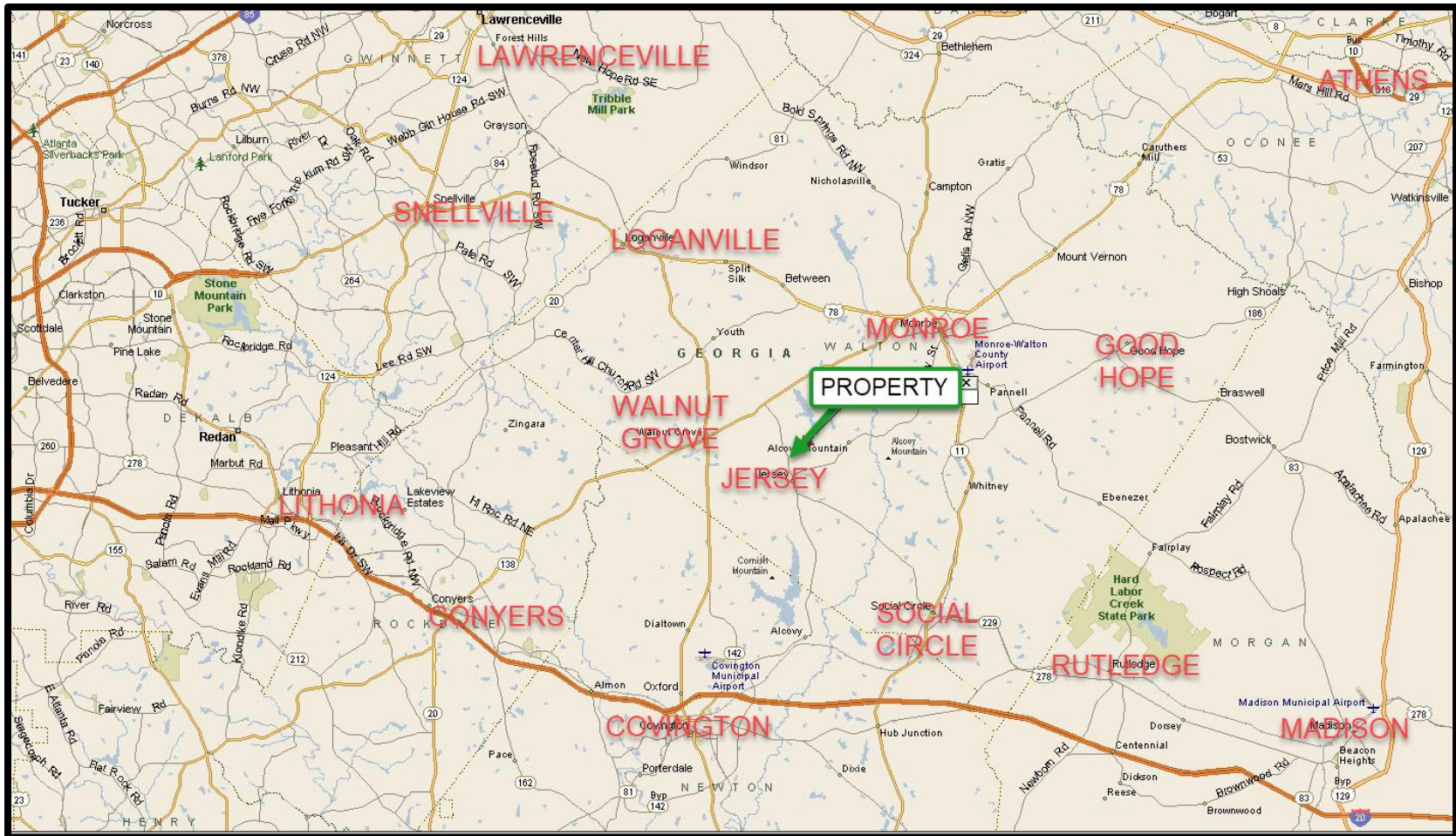
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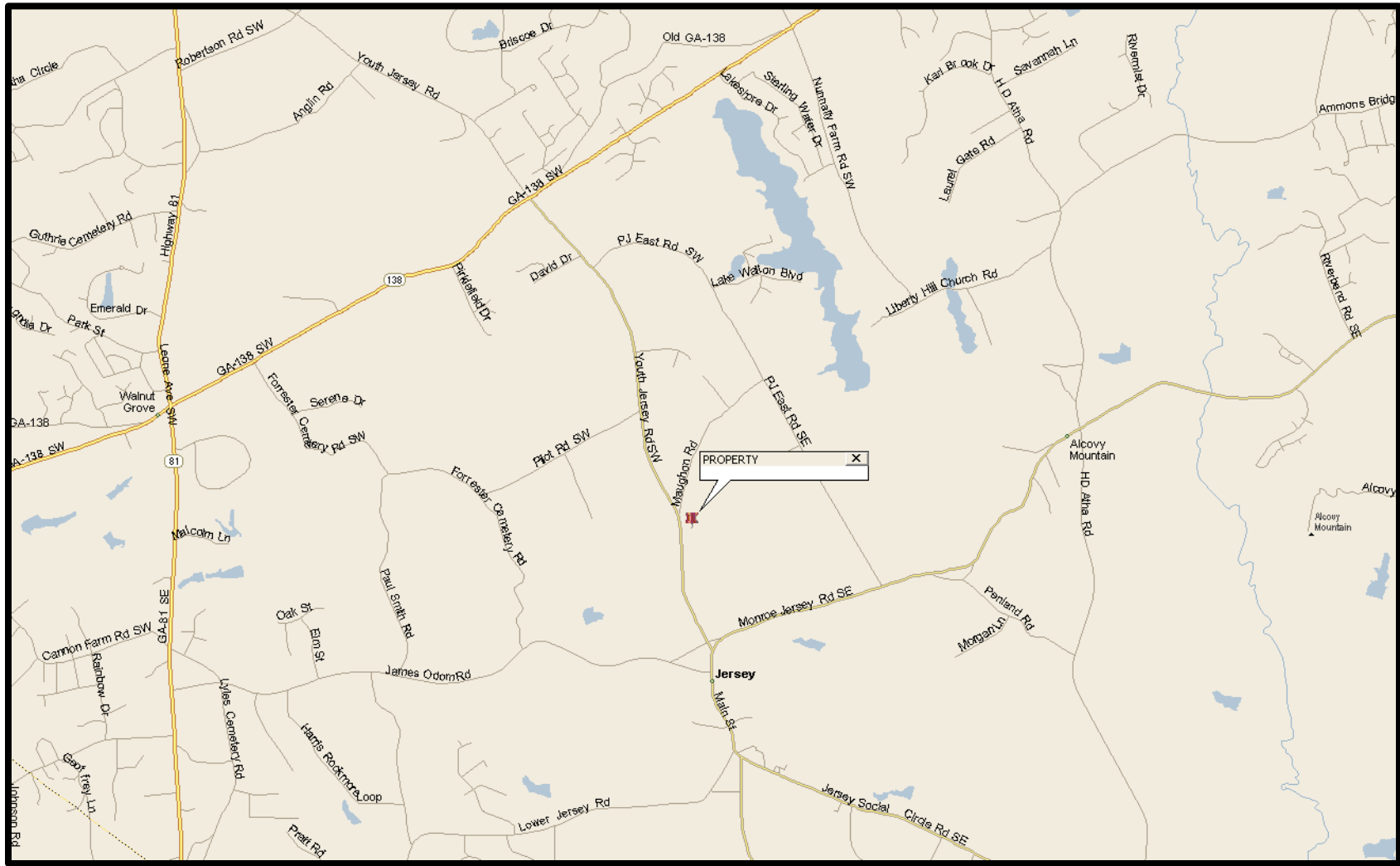


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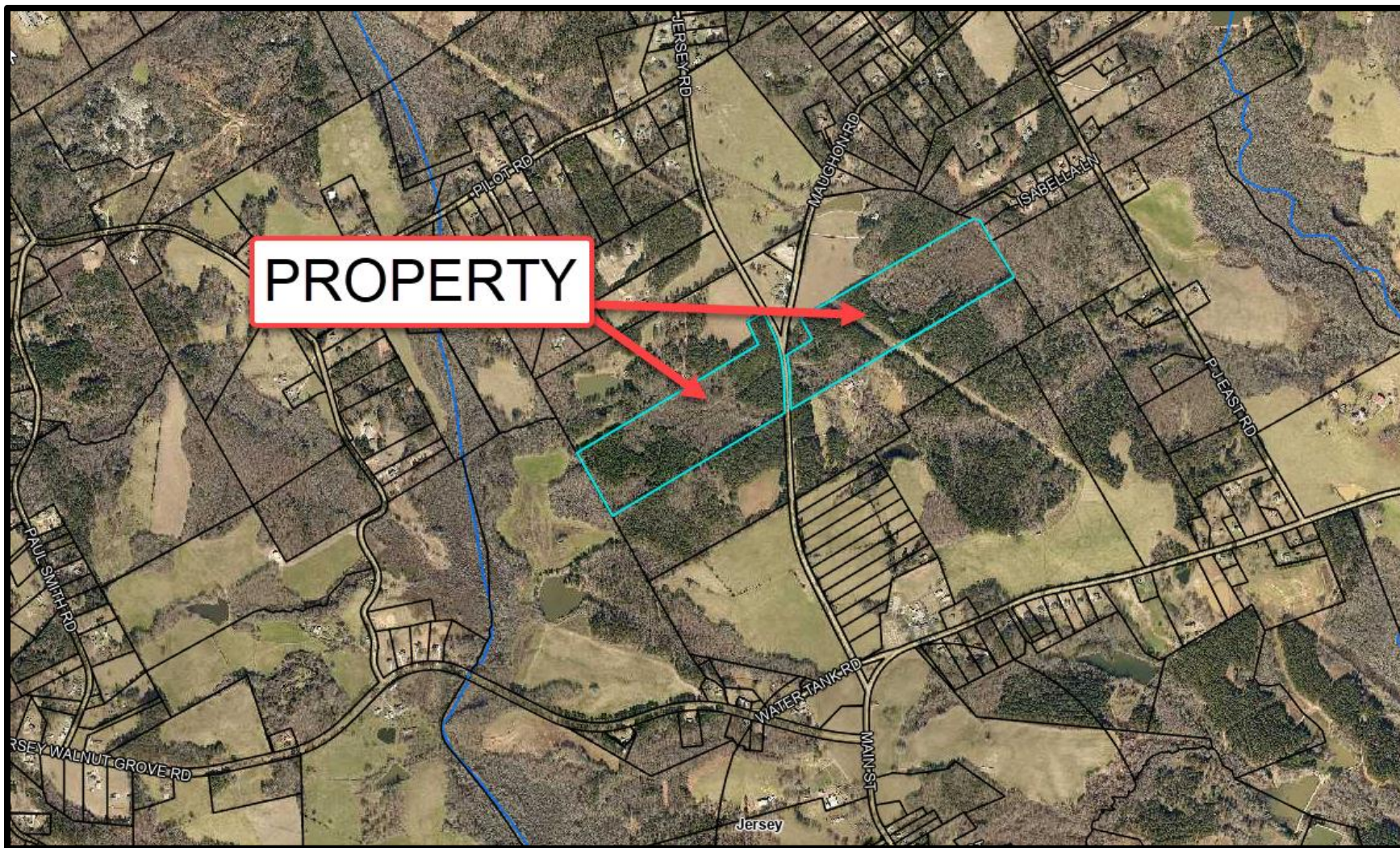
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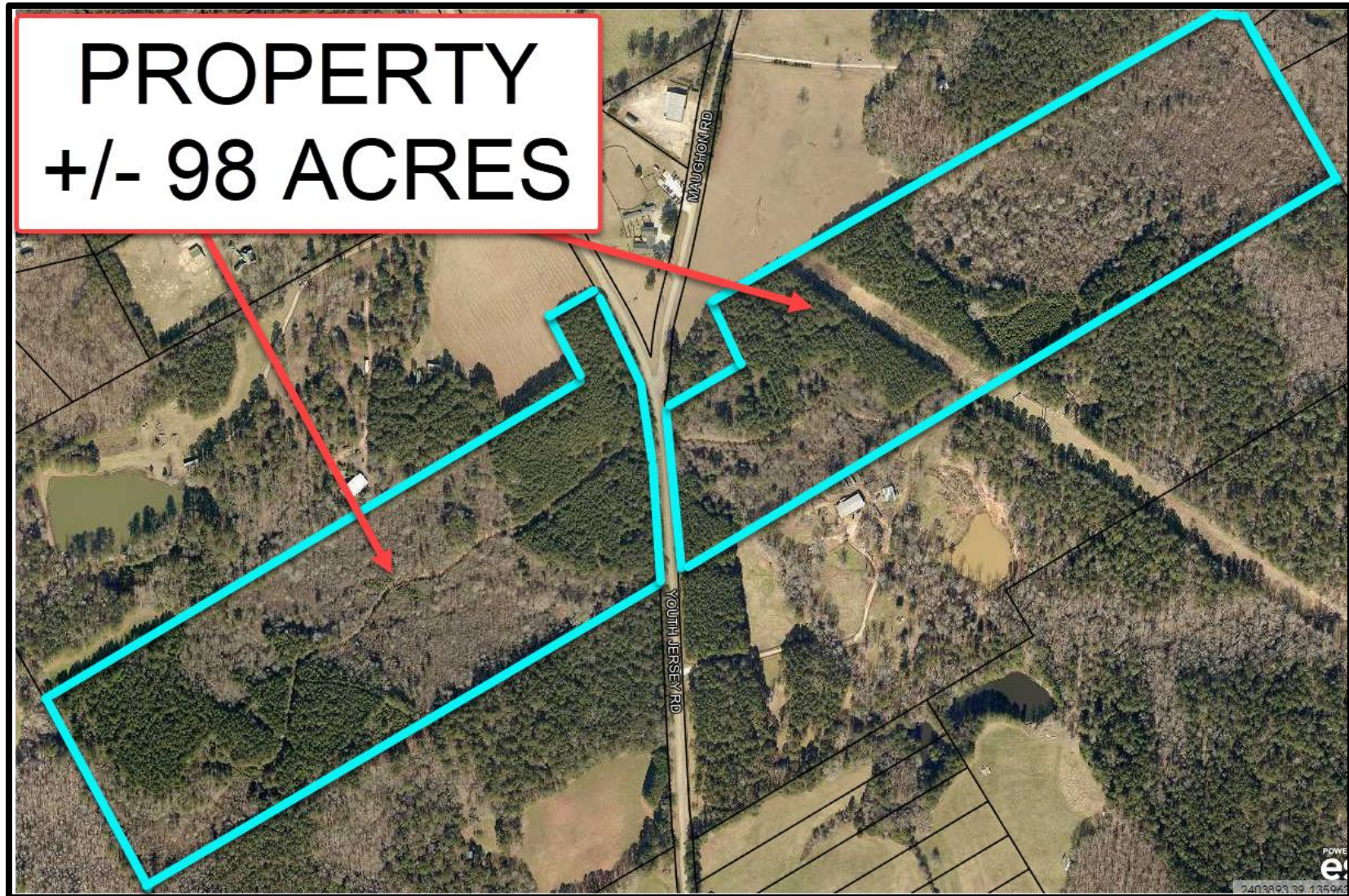


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PROPERTY TAX PLAT

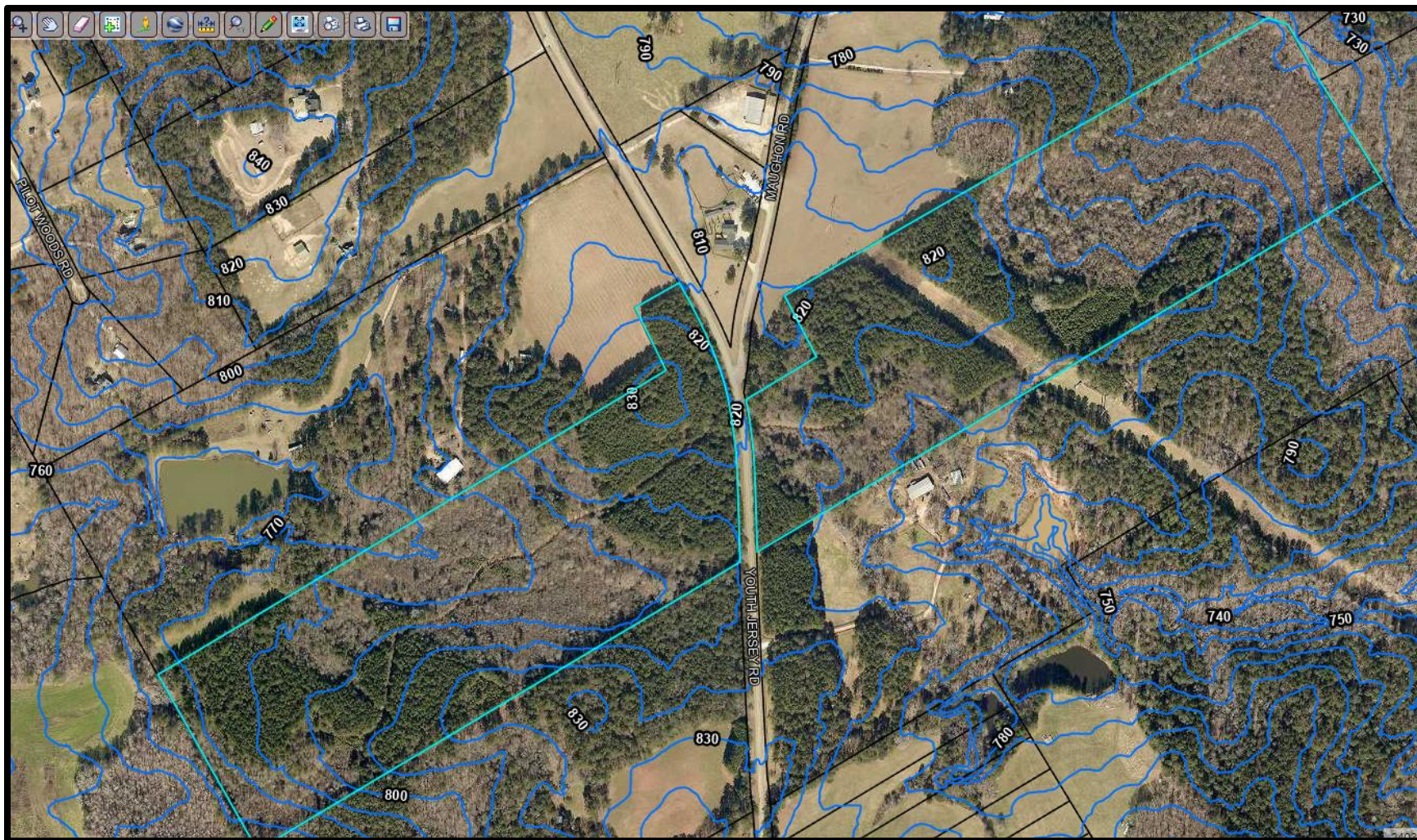


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## TOPOGRAPHY AND FLOOD HAZARD AREA TAX MAP

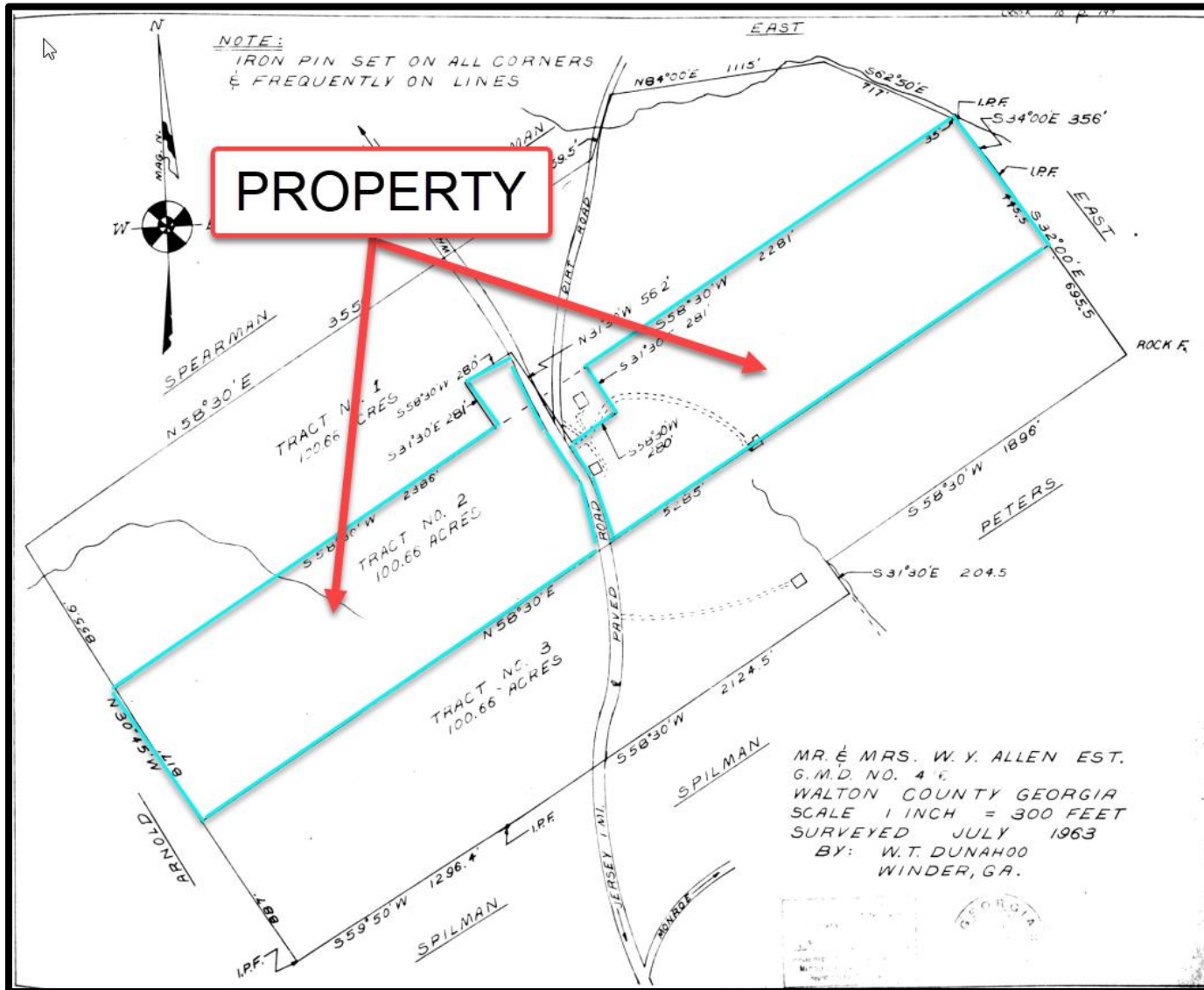


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RECORDED PLAT (PLAT BOOK 10 – PAGE 197)

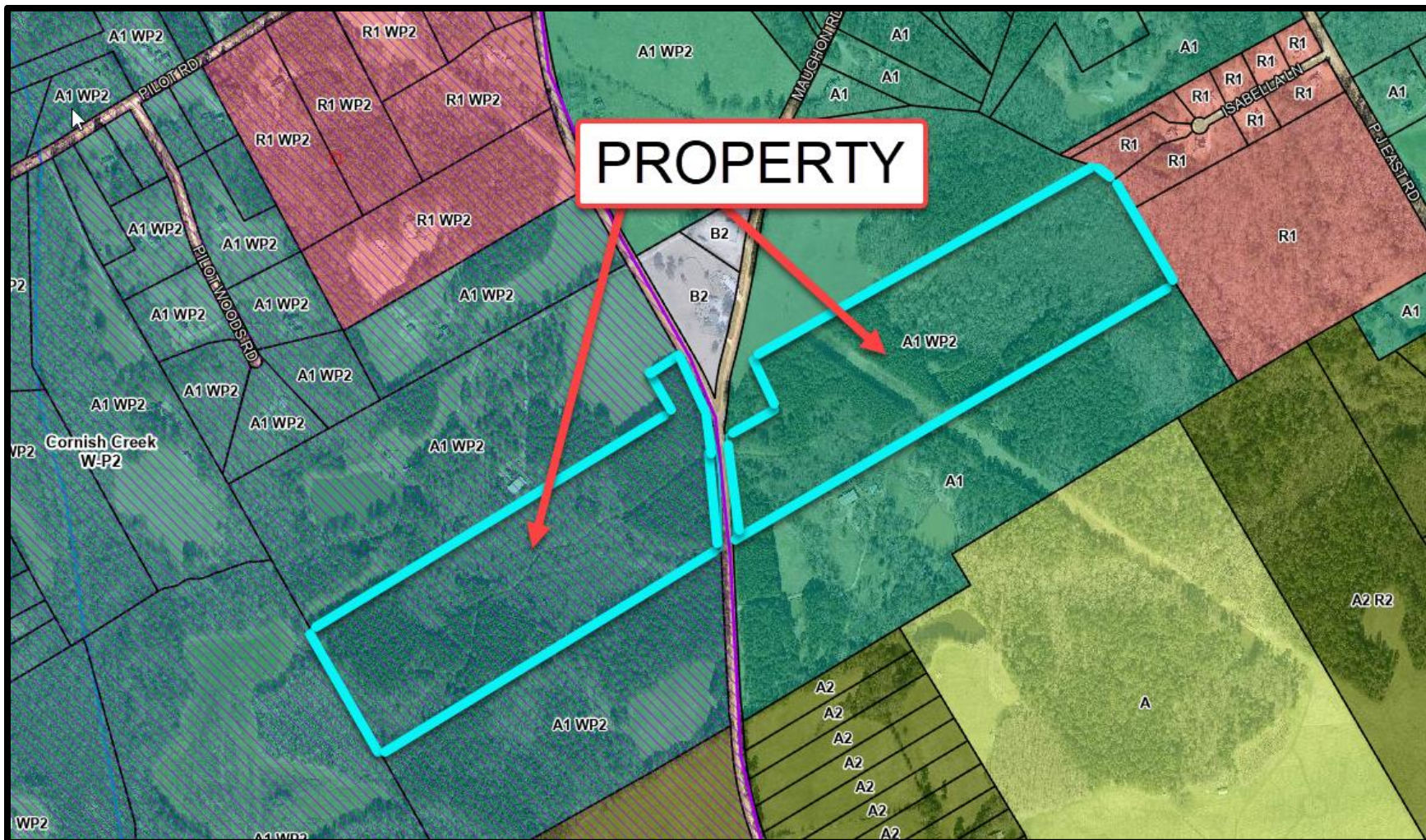


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### ZONING MAP



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## ZONING INFORMATION

### 3. Facility – Septic Tank and Public Water

Land Development District and Type of Dwelling	Minimum Lot Area (Square Feet)	Minimum Lot Size per Dwelling Unit (Square Feet)**	Minimum Lot Width (Feet)***	Maximum Impervious Surface (%)
A Agricultural	5 ac	5 ac	300	15
A1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	150	15
A2 Single-Family	65,340 (1.5 ac)	65,340 (1.5 ac)	150	15
R1 Single-Family	43,560 (1 ac)	43,560 (1 ac)	150	40
R2 Two-Family	43,560 (1 ac)	21,780 (0.5)	150	40
R3 Multi-Family	NA	NA	NA	NA
MHP	43,560 (1 ac)	43,560 (1 ac)	150	25
O-I	25,500	25,500	100	75
B1	25,500	25,500	100	75
B2	25,500	25,500	100	75
B3	25,500	25,500	100	75
M1	25,500	25,500	100	75
M2	25,500	25,500	100	75

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## **Section 170    Cornish Creek, Beaver dam Creek Watershed & Hard Labor Creek Overlay Protection District (W-P2)**

### **A. Purpose of Intent**

The intent of this Land Development Overlay District is to protect the designated watershed areas from the possible adverse effects of residential and non-residential development such as the leaching of septic systems, increased storm water runoff, sedimentation and other sources of water pollution, in order to insure water quality. All property within this Land Development District shall simultaneously carry the Land Development District designation of the underlying Land Development District as well as the W-P2 designation.

### **B. Location of the District**

The W-P2 Watershed Protection Overlay District is comprised of all land areas within the Cornish Creek, Hard Labor Creek and Beaver dam Creek watershed basins, which have been officially designated for use as public water supplies. The W-P2 Watershed Protection District is shown on the Official Land Development Maps of Walton County, Georgia. In all cases, the watershed is defined by the ridgelines that separate the flow of storm water between the Cornish Creek, Hard Labor Creek and Beaver dam Creek watershed basins and all other watersheds. The actual boundary of W-P2 Watershed Protection Overlay District must therefore be determined on a property-by-property basis using the actual topography of each site.

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## PROPERTY PHOTOGRAPHS



PHOTO 1, WEST TRACT OF PROPERTY FROM YOUTH JERSEY RD FACING SW

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PHOTO 2, WEST TRACT OF PROPERTY FROM YOUTH JERSEY RD FACING WEST

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PHOTO 3, WEST TRACT OF PROPERTY  
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PHOTO 4, WEST TRACT OF PROPERTY

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PHOTO 5, WEST TRACT OF PROPERTY

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PHOTO 6, WEST TRACT OF PROPERTY

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PHOTO 7, WEST TRACT OF PROPERTY

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PHOTO 8, WEST TRACT OF PROPERTY  
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PHOTO 9, WEST TRACT OF PROPERTY

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PHOTO 10, WEST TRACT OF PROPERTY

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PHOTO 11, WEST TRACT OF PROPERTY

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PHOTO 12, WEST TRACT OF PROPERTY

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PHOTO 13, WEST SECTION OF SITE

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PHOTO 14, EAST TRACT OF PROPERTY FROM YOUTH JERSEY RD FACING SE

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PHOTO 15, EAST TRACT OF PROPERTY FROM YOUTH JERSEY RD FACING EAST

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PHOTO 16, EAST TRACT OF PROPERTY

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PHOTO 17, EAST TRACT OF PROPERTY  
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PHOTO 18, EAST TRACT OF PROPERTY

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PHOTO 19, EAST TRACT OF PROPERTY

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PHOTO 20, EAST TRACT OF PROPERTY

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PHOTO 21, EAST TRACT OF PROPERTY

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PHOTO 22, EAST TRACT OF PROPERTY

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PHOTO 23, EAST TRACT OF PROPERTY

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PHOTO 24, EAST TRACT OF PROPERTY

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PHOTO 25, EAST TRACT OF PROPERTY

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PHOTO 26, EAST TRACT OF PROPERTY

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PHOTO 27, EAST TRACT OF PROPERTY

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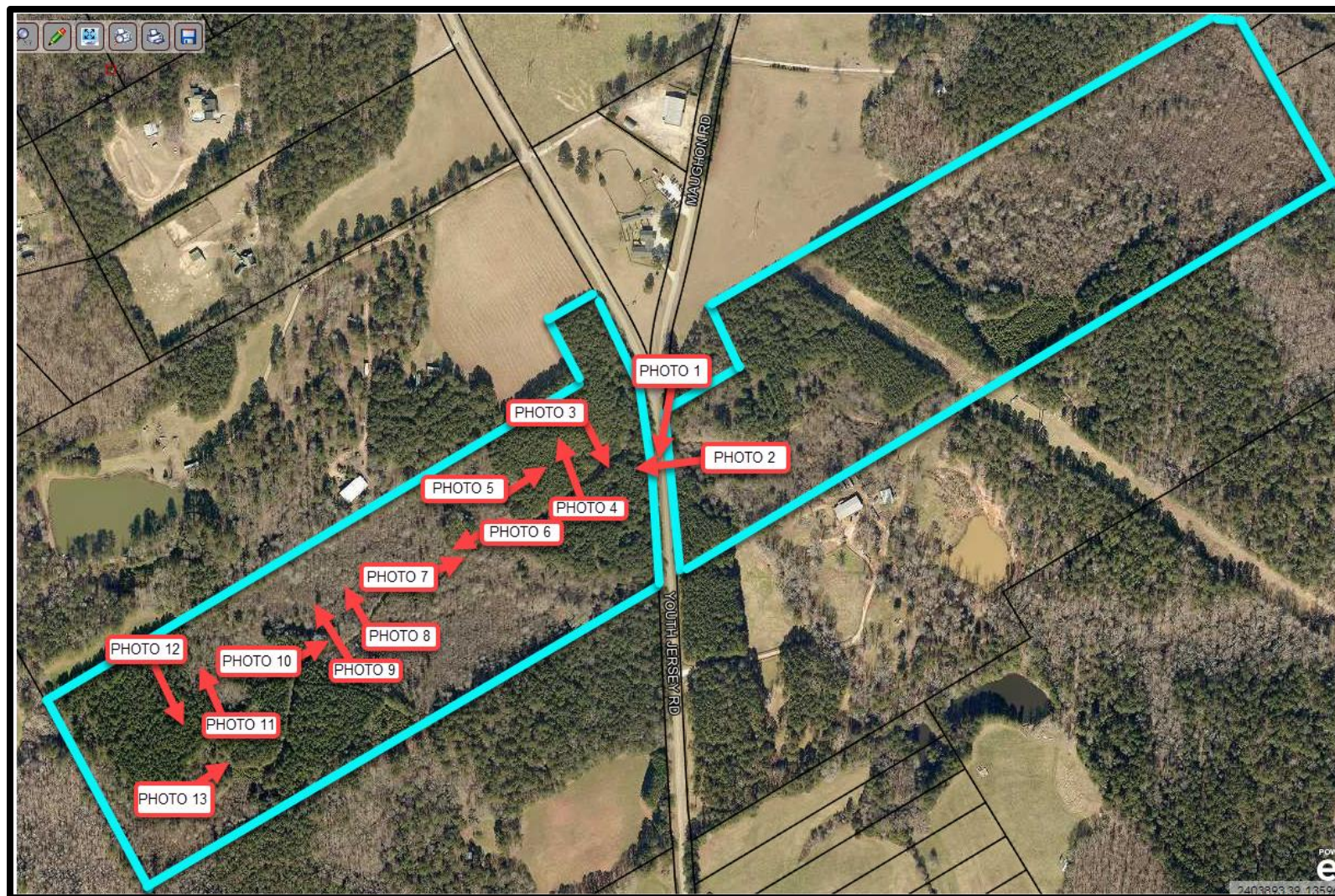


PHOTO 28, EAST TRACT OF PROPERTY

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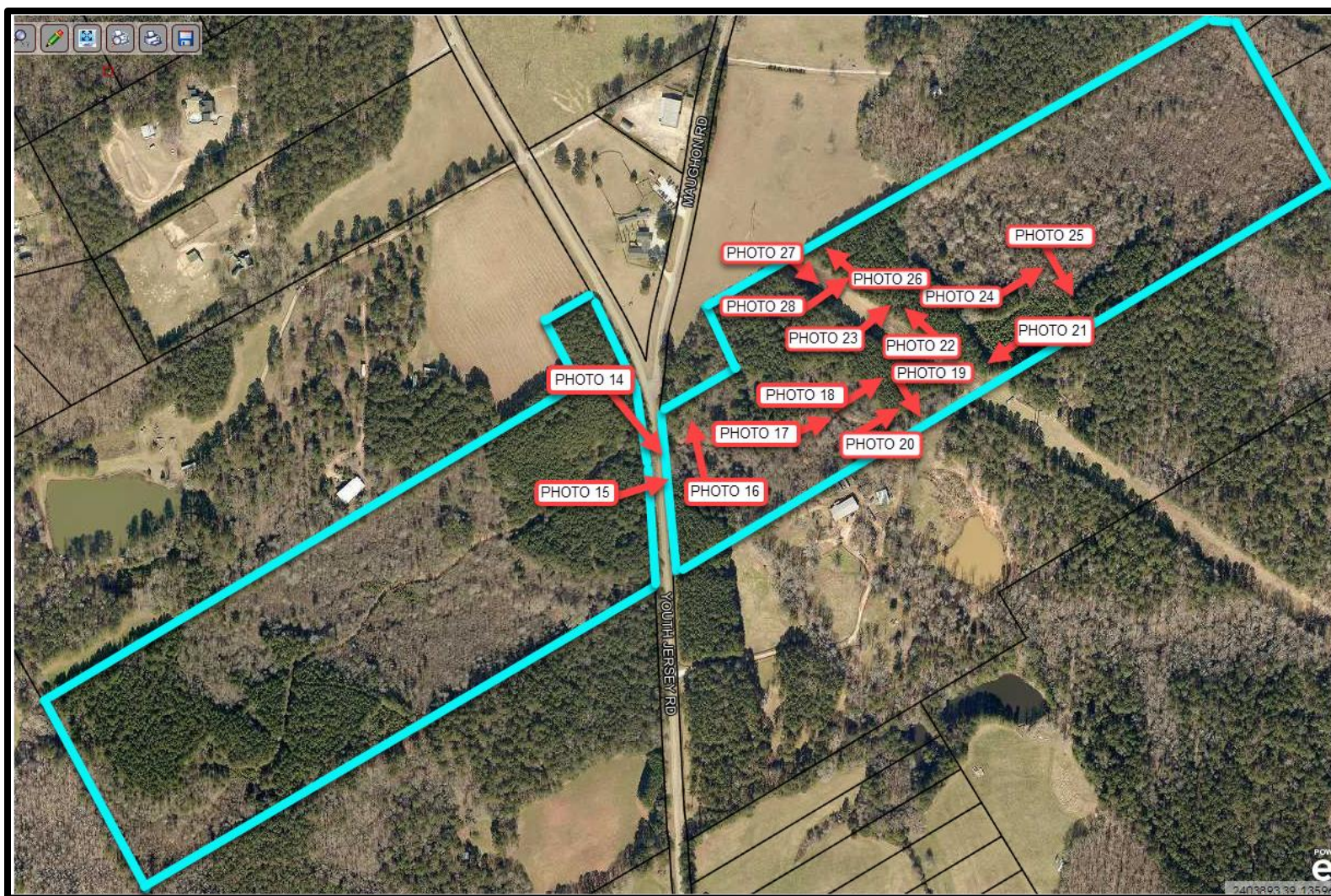
### MAP OF PHOTOGRAPHS NOS 1-13

(LOCATION ARROWS INDICATE APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPHS)

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### MAP OF PHOTOGRAPHS NOS 14-28

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