

# 3868 Barnett Shoals Rd



Offered for 260,000



7.49 Acres | 3868 Barnett Shoals Rd | Oconee County, GA | 30605

Southern Land Exchange is proud to present this 7.49 acre land lot in highly desirable Oconee County! The property is mostly wooded with a nice open area near the entrance. There is a beautiful branch off the Oconee River toward the back of the property with both sides of the branch located on the subject property. There is approximately 160 feet of paved frontage on Barnett Shoals Road. The property is conveniently located only 8 minutes from Watkinsville and only 20 minutes from downtown Athens. Something to note is that Veal Cemetery is located on the property. There are multiple potential build sites, possibility at the road or further back on the property. The topo is steep in areas, but could make for an excellent basement build. The property is priced very competitively and is possibly the best priced small acreage tract in Oconee County in the 5-10 acre range. Call Travis Ebbert for more information at 706-614-8840.

**Travis Ebbert**

Listing Agent

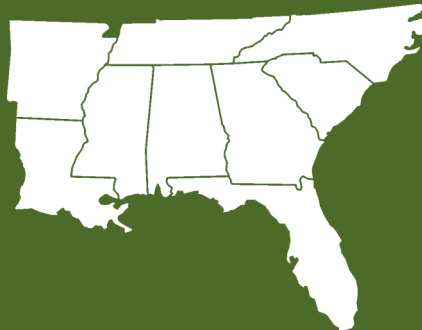
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