

# Garrett Tract



Offered for \$ 10,500 / Acre



+/- 395 Acres | Athens Highway | Jackson County, GA | 30549

395 Acres located between I-85 and Athens a unique investment that you can enjoy! The Garrett Tract is conveniently located to I-85, Athens and Jefferson. The tract fronts on US Hwy 129 only 9 miles from I-85 (Exit 137), 12 miles to Athens and 5 miles to Jefferson. The property is located in the city limits of Arcade and is currently zoned PCFD, Planned Commercial Farm District as per the City of Arcade zoning regulations. The property fronts on US Hwy 129, in addition to a CSX railroad (2,090 feet). The Garrett Tract is ideal for the individual or family looking to purchase a recreational property in an area that has future development potential. The timber consists of a mature mixed hardwood/pine stand. In addition, there are several creeks that offer potential pond sites. Property is currently enrolled in Conservation Use, covenant ends 12/31/2030.

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