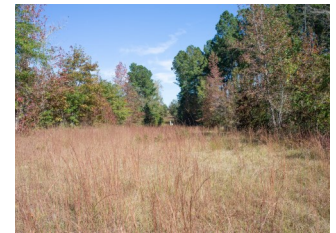


Channel Branch



Offered for \$ 389,902

+/- 111.56 Acres | Lower Mill Road | Taliaferro County, GA | 30631

Channel Branch is 111.56 +/- acres located just outside of Raytown, GA. This tract offers 1500+ feet of paved road frontage and 500+/- feet of county dirt road frontage. Channel Branch flows the back boundary with nice hardwoods, waterfalls and rock outcroppings. There are several drains running to the main creek with a couple having springs with potential pond sites. Several food plots and larger open areas, as well as 1500 feet of gas pipeline cutting through the property, create great hunting habitat. A decent interior road system allows access to most of the property. Current Survey available. Call Mark Costello Owner/Agent to view. 706-207-5850

Mark Costello

Listing Broker

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**Southern
Land Exchange**