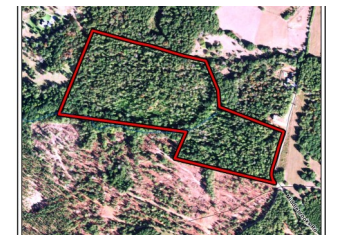


Buck Branch Tract



Offered for \$659,000



+/- 50.26 Acres | Middlebrooks Road | Oconee County, GA | 30677

Southern Land Exchange is proud to present Buck Branch Tract, a 50-acre land tract located in South Oconee. Buck Branch is an all-wooded tract consisting mostly of mature hardwoods and small regeneration pines. The topography is mostly gently rolling along with some slightly more mountainous areas that make you feel as if you are in North Georgia. Other characteristics include beautiful ridges and amazing old terraces from when the property was farmed long ago. The primary water feature, Buck Branch, twists and turns through the property with tons of character including mini waterfalls flowing over beautiful shoals and rock formations that form into small water pondlets. Other large land tracts surround the subject property, adding to the seclusion and privacy. Across the road is a similar-sized land tract with a brand new stunning barndominium. Now it's your turn to build your dream home and grab your peace of the true American dream. Located only 11 miles and under 20 minutes from Watkinsville, you can achieve the peace and quiet of country living with the convenience of city comforts. Grab your hiking boots and come explore Buck Branch Tract for yourself. For more information, call Travis Ebbert with Southern Land Exchange at 706-614-8840.

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**Southern
Land Exchange**