

# Hwy 72 East Tract 2

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Offered for 271,350



18.09 Acres | Hwy 72 East | Madison County, GA | 30627

Southern Land Exchange is proud to present 18.09 acres in Carlton, GA. The subject property is zoned AR. This is the Agricultural Residential zoning in Madison County which allows for multiple uses, including single family homes, manufactured homes, mobile homes, churches and more. The subject property has 625 ft of frontage on HWY 72 East. The topography is mostly level and ready for development. At the nearby intersection is a Dollar General. The property is only 1 mile from the 4-lane HWY 72. Conveniently located 2 miles from Carlton, 13 minutes from Elberton, 10 minutes from Comer and 30 minutes from Athens. Call Travis Ebbert for more information at 706-614-8840.

**Travis Ebbert**

Listing Agent

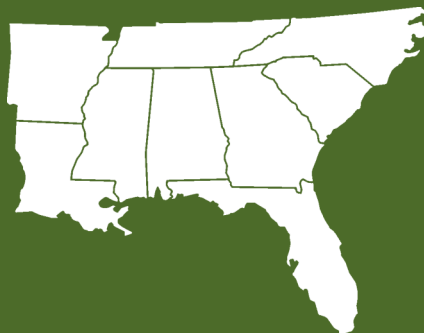
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**Southern  
Land Exchange**

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