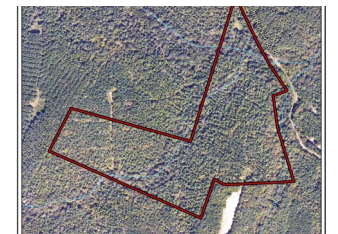


Three Stream Hunting Tract



Offered for \$365,000

83.85 Acres | John Rucker Road | Elbert Co, GA | 30635

Southern Land Exchange is proud to present Three Stream Hunting Tract. Located on John Rucker Road in Elbert County, this 83.85 acre tract gets its name from the three streams running through the property. For those that love water features, this one is plentiful with over 3,500 ft of creek running from top to bottom. Even with all the water, there is very little flood / wetlands on the property, most of which is found at the creek crossing and north access point along John Rucker Road. The property is surrounded by other large acreage tracts, along with the excellent water source creates a great environment for wildlife to thrive. This property is unique in that power has already been run to a great location for a future homesite. The homesite location is open, has excellent access, is gated and has a stick built raised foundation already onsite that could be utilized and finished as a small cabin or storage building. Along the 1,500 ft of frontage on John Rucker Road there are two access points, one on the north end of the creek crossing and one on the south end. This allows for easier navigation around the creeks. The property is made up of a mix of pines and hardwoods, both mature and small growth. Located only 14 minutes from Elberton and under an hour from Athens. Call Travis Ebbert for more information at 706-614-8840.

Travis Ebbert

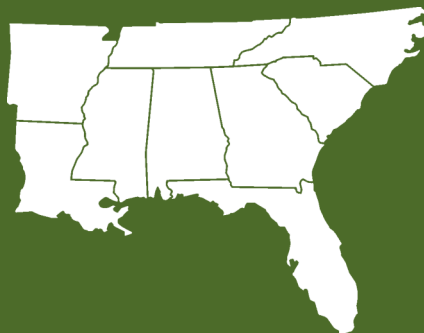
Listing Agent

1551 Jennings Mill Rd. Suite 1400A
Watkinsville, GA 30677

Phone: 706.549.5050

Mobile: 706.614.8840

Fax: 706.549.8909



**Southern
Land Exchange**