Gothards Creek Tract









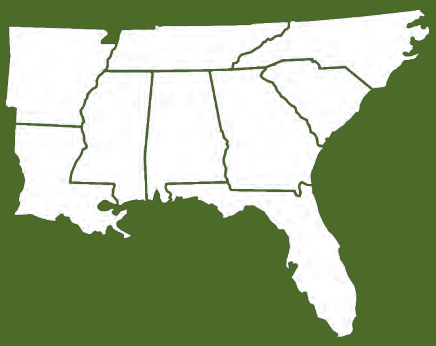
Offered for $275,000

29.96 Acres | 1130 N Flat Rock Road | Douglasville, GA | 30134

Southern Land Exchange is proud to present Gothards Creek Tract. This property is located in North Douglas County, just above Douglasville. The property consists of two parcels with a combined 29.96 acres. The big and beautiful Gothards Creek runs through the property with a total of 1600ft of frontage. Access can be found along the 650ft of paved frontage on N Flat Rock Rd. The property is zoned R-A which allows for both Residential & Agricultural uses. Conveniently located just minutes from Arbor Place Mall, I-20 and downtown Douglasville. This is an all-wooded tract providing excellent seclusion. This is one of, if not the best, priced properties in Douglas County. That being said, a portion of the property is in floodplain. This creates a price opportunity for a buyer! There are approximately nine (9) acres of dry land, most of which are on the other side of Gothards Creek. Are you looking to build a house, have horses, a small homestead, hunt and enjoy privacy while also being nearby all the creature comforts? All of the above are possible and at a fraction of the price you'd normally have to pay. Reach out today and take advantage of this amazing opportunity!

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