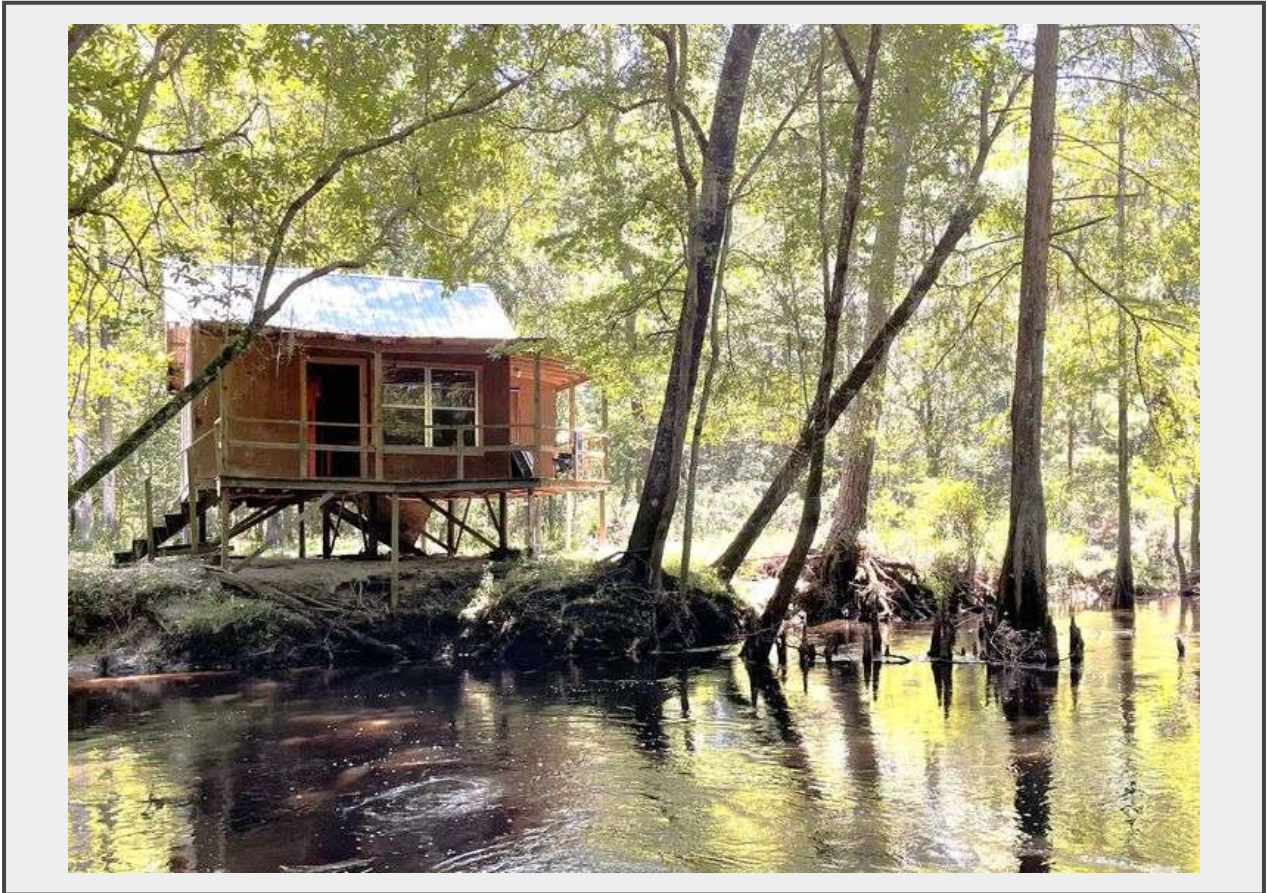


**Sale Name:** HOMES AND LAND UP FOR AUCTION

**LOT 114 - TRACT 2: Pendelton Retreat, 18.7 acres on Pendleton Creek and rustic cabin**



**Property Type** Land

**Seller Type** Individual

**Beds** NA

**Baths** NA

**Year Built** NA

**Square Feet** NA

**Total Land Area** NA

**Subdivision Name** NA

**Lot Numbers** NA

**County** Toombs

**County Map & Parcel Number** C66 003

**Survey Required** YES

**Survey Company** Donaldson Surveying

**Survey Cost** \$1,150

**Restrictive Covenants** NA

**HOA Fee** NA

**Heating and Cooling Source** NA

**Water** NA

**Property Zoning** NA

**Conservation Program** NA

**Auction Manager** Rusty Lane

**Property Highlights** NOTE: This property is offered in two tracts or as a whole. The property will sell in the way that brings the total highest price. If have questions please call Rusty Lane 478-455-1861

**Yearly Taxes** Contact Local Tax Office

**Currently Rented** No

**Lease In Place** NA

**Rent Amount** NA

**Security Deposit Amount** NA

**Sewer** NA

### **Description**

This lot features just the land and cabin. THE MAIN HOME IS NOT PART OF THIS LOT! 18.7 acres of absolutely gorgeous land. This property is loaded with huge oak trees throughout. Loaded with deer and turkey and frontage on Pendleton Creek. There is a cabin on the property that needs extensive repairs. The cabin does NOT have electricity, water or sewer.

**NOTE\*\* The purchaser of this property will have deeded access through the 5 acres with the house. Please see maps in the attachments for an aerial view of the easement. The purchaser will be responsible for the cost of the survey to establish the easement. The cost will be \$1,150.**

**OPEN HOUSE WILL BE HELD ON SEPTEMBER 21st  
FROM 3-6 PM.**

Quantity: 1



<https://www.southauction.com/>