

# FOR SALE

1.85 +/- Acres / Lake Front  
Johnson Road, Hall County, GA



**Location Description:** The subject property is located on Johnson Road in Hall County, GA. Johnson Rd is approximately .5 miles west of the Hwy 53/McEver Rd. intersection.

## PROPERTY FEATURES

<b>SIZE</b>	1.853 +/- Acres
<b>LOCATION</b>	Land lot 3 of the 8th Dist of Hall County
<b>FRONTAGE</b>	125 +/- feet on Johnson Road 125 +/- feet Lake Frontage {Corps of Engineer's property line} South Line 280 +/- feet Lake Frontage {Corps of Engineer's property line} West Line
<b>PRICE</b>	\$720,000 Total
<b>TERMS</b>	Cash
<b>ZONING</b>	VC: Vacation Cottage, 2 Approved buildable Lots; Hall County
<b>AMMENITIES</b>	Secluded Point Lot with Multiple Lake Views, Corps line on 2 sides. West property line Adjacent to Corps Bird Sanctuary, Deep Water
<b>DOCK/.BOATHOUSE</b>	Grandfathered Permitted boathouse with rooftop deck, Single Slip with hydrohoist. Will accommodate 26' cruiser. Dock has expanded side decks
<b>UTILITIES*</b>	All Available except sewer
<b>SCHOOLS</b>	Yargo Elementary, Haymon Morris Middle, Appalachee High
<b>TAXES</b>	\$ 1,500/2012 Assessment
<b>EXCLUSIVE AGENT</b>	Brian J. Stephens (404)845-0410



**STEPHENS CAPITAL**

Commercial Real Estate Services

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No warranty or representation, expressed or implied, is made by seller and its agents as to the accuracy of the information contained herein, and this information is offered subject to errors, omissions, changes of price or other conditions, withdrawal without notice, and to any specific listing condition imposed by our clients. Seller and its agents assume no responsibility or liability for any errors or omissions.

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## AERIAL



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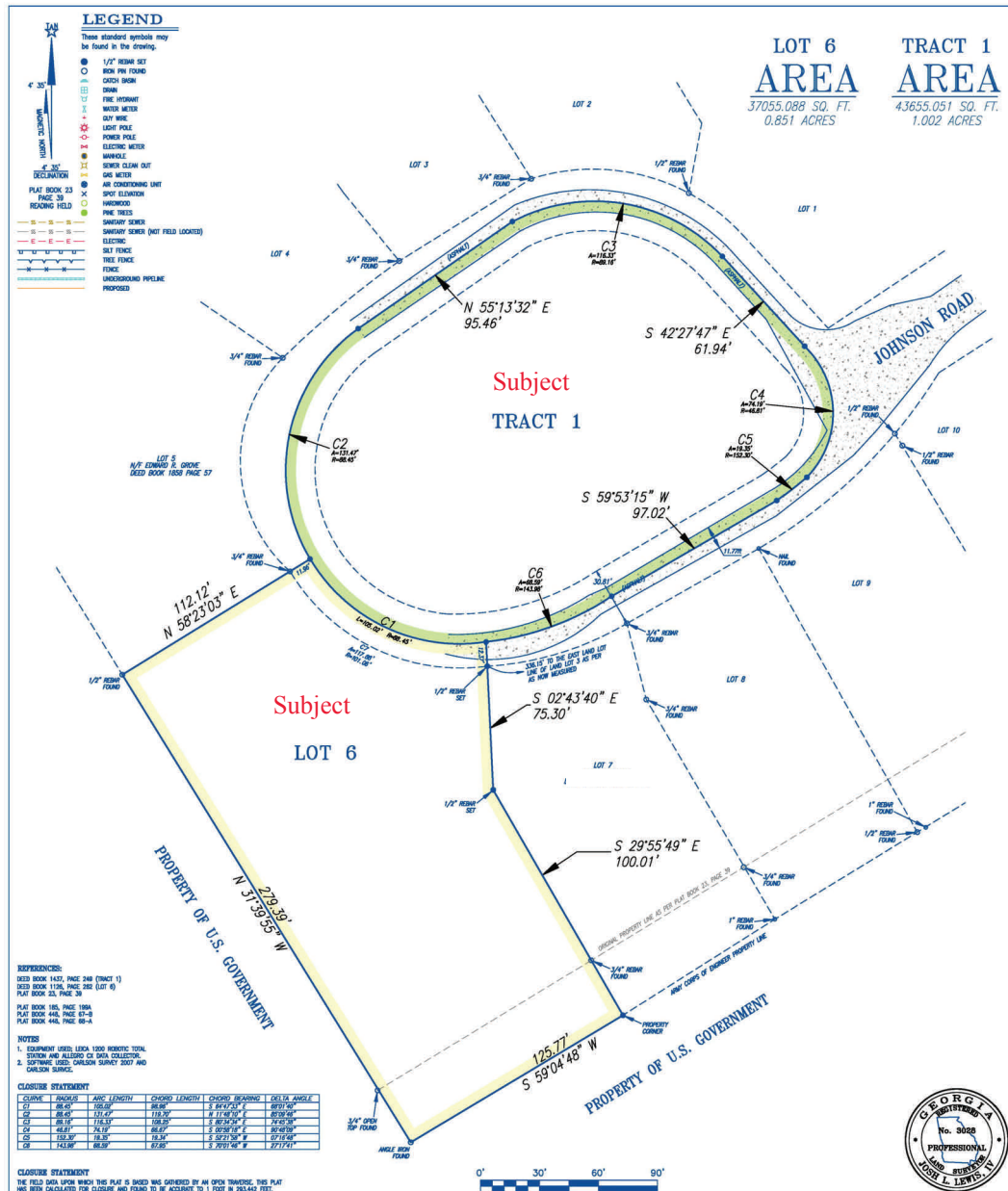


Exclusive Agent: Brian J. Stephens \* Phone: (404) 845-0410 \* Fax: (404) 845-0430 \* Email: Info@StephensCapital.net

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## SURVEY



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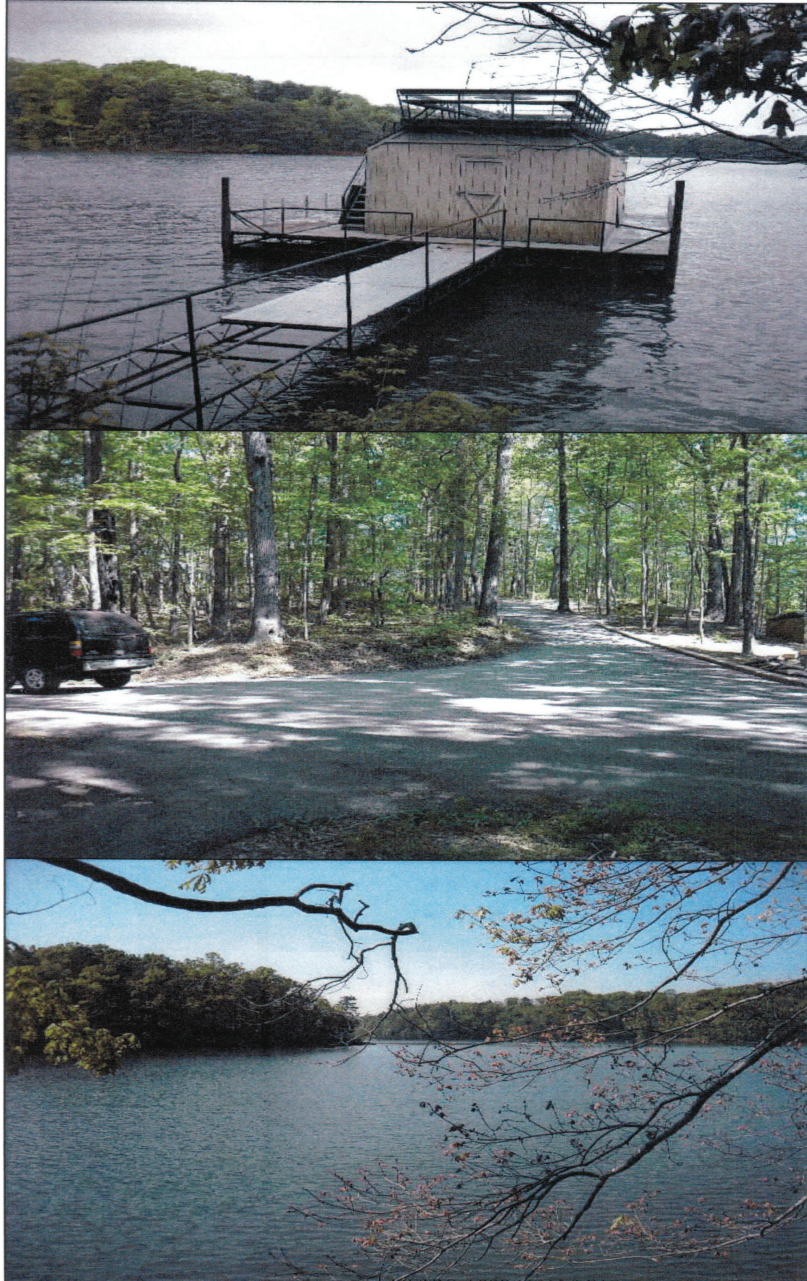


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