

**JUST A GREAT LOCATION  
FOR YOUR NEW HOME**

**Mikle Property**  
Warrenton Highway  
Thomson, GA 30824

**CLOSE TO HOSIPTAL, SHOPPING, SCHOOLS &  
CHURCHES**

**\$43,500 FIRM**

**6.14 acres**

- City Water - Will need a Septic Tank
- Scattered Hardwoods & Pine Trees
- 348' +/- Road Frontage
- Restrictions that County Require

**Legal Description: ( j )**

Map 00200-061-G00  
Deed Book 438, Page 18  
Plat Book T, Page 28F  
2010 Taxes: \$ 429.08  
MLS # 334145

**OWNER FINANCING ~ 15% DOWN, 6% INTEREST ~ TERM (# OF YEARS ARE NEGOTIABLE)**



**Directions: Take Warrenton Hwy (Hwy 278) toward Warrenton. Go past VFW Road on Left. The Property is 2nd Lot on Left of the Warrenton Hwy.**

(The above data, although believed to be accurate, is not guaranteed by the listing company.)

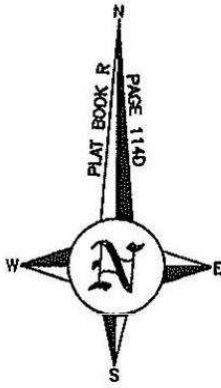


PO Box 550 114 Main Street  
Thomson, GA 30824  
706-595-3216 or 800-637-0881  
706-595-3244 Fax

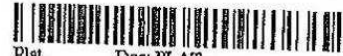
[www.wilsonrealtor.com](http://www.wilsonrealtor.com) or email [realestate@wilsonrealtor.com](mailto:realestate@wilsonrealtor.com)



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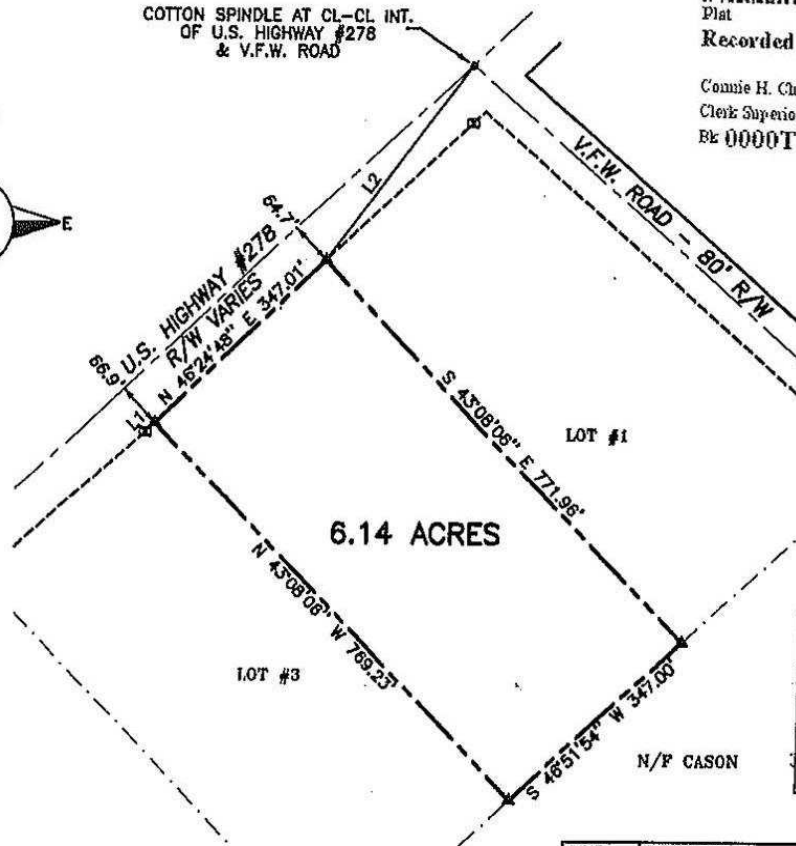


COTTON SPINDLE AT CL-CL INT.  
OF U.S. HIGHWAY #278  
& V.F.W. ROAD



Plat Doc: PLAT  
Recorded 04/24/2006 04:00PM

Connie H. Cheatham  
Clerk Superior Court, McDuffie County, Ga.  
Bk 0000T Pg 028F



REFERENCES	
■	PLAT BOOK R; PAGE 114D.
■	PLAT BOOK R; PAGE 149B.
■	DEED BOOK 282; PAGE 480.
■	DEED BOOK 151; PAGE 423.
■	DEED BOOK 90; PAGE 412.
■	DEED BOOK 207; PAGE 769.

LINE	DIRECTION	DISTANCE
L1	S 46°24'48" W	19.90'
L2	N 38°30'24" E	362.98'



LEGEND	
∞	-- R/W MARKER FOUND
▲	-- #4 REBAR SET

**\*\* GENERAL NOTES \*\***

1. ALL UTILITIES ARE NOT LOCATED ON THIS PLAT.
2. ALL FENCES ARE NOT LOCATED ON THIS PLAT.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
4. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.

**WILL DIVIDED INTO 2 LOTS**

- **\$26,000 WITH WATER METER - 174' ROAD FRONTAGE**
- **\$24,000 OTHER LOT - 174' ROAD FRONTAGE**

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