



Williams Commercial Property
1350 Washington Road
Thomson, GA 30824

\$450,000

Lot Size: 3.38 Acres

**300 ft Road Frontage on Hwy 78 & 17
(Busy Washington Road)**

- 🏠 This property also has 369 feet of Road Frontage on County Road
- 🏠 Traffic Count on Hwy 78 & 17 approximately average 15,880/per day

- 🏠 Has a 3 Bedroom Brick Home
- 🏠 Approximately 1600 square feet
- 🏠 Built in 1952

Legal Description: (j)

Map T10 Parcel 10
Deed Book 142 page 858
Taxes: \$3151.63 (2010)
MLS # 340407



**** Note:** Metal Storage Building and Mobile Homes not included and if home is to be torn down owner has reserved the right to remove mantel.

(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

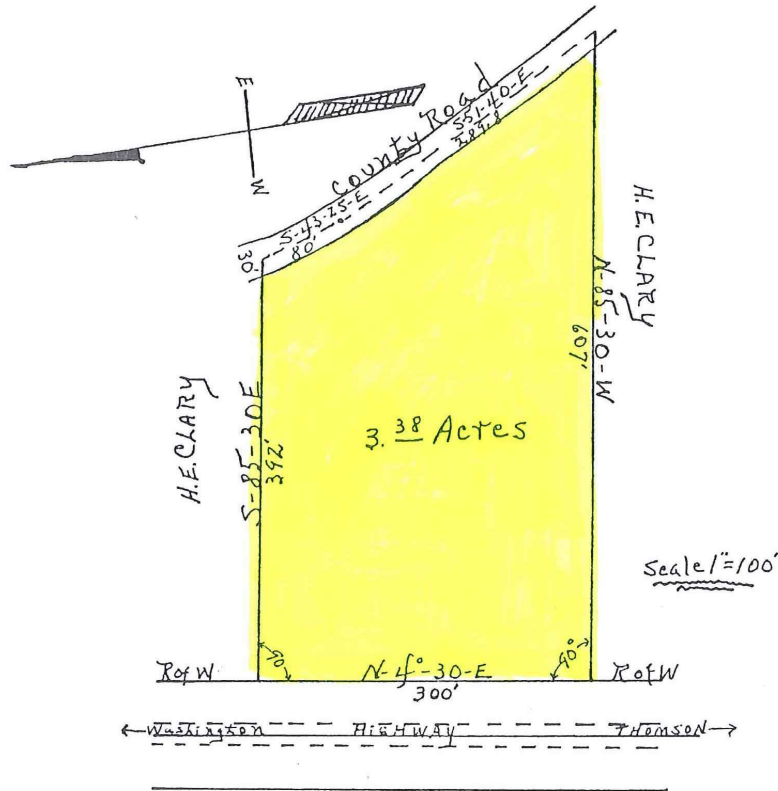
www.wilsonrealtor.com

email realestate@wilsonrealtor.com



EXHIBIT A

(PLAT REFERRED TO IN DEED ON THE FOREGOING PAGE)



PROPERTY OF
Howard L. Pridgen and Eva Joan Clary Pridgen--Located in McDuffie County, 134
Dist. G. M., State of Georgia, about 1/2 Mile from the City Limits of Thomson, Ga.: Fronting
300' On The Washington-Thomson Highway--Formerly A Part Of The H. E. Clary Tract Of Land.

Signed Jack Wier, C E
Ga. Reg. No. 2524

Alvin Fannell
C. S. C.

Filed 4:00 P. M. May 8, 1953 and recorded May 8, 1953.

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Recorded in Deed Book 40 page # 426

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