

FOR SALE

13.29 Acres on Mercier Road

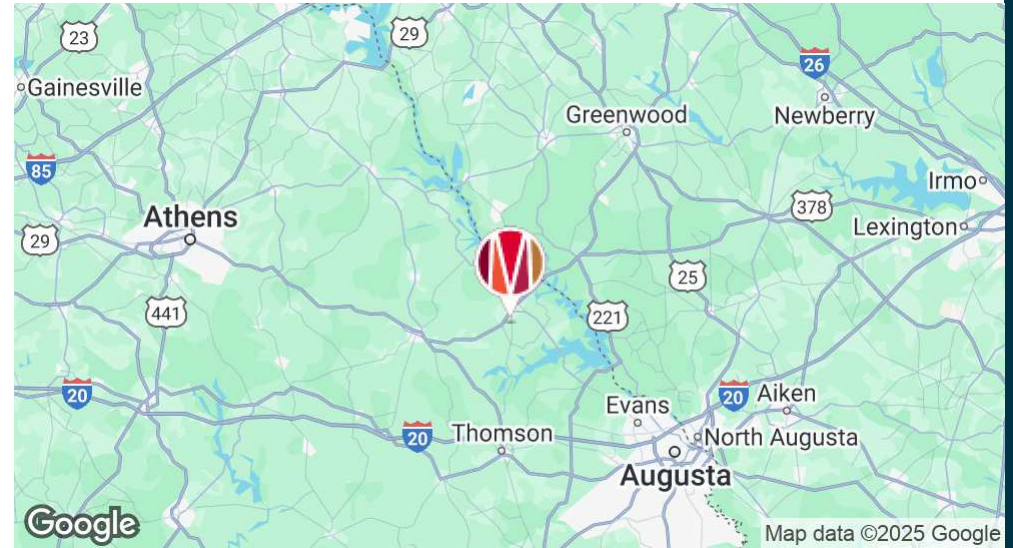
Lincolnton, GA 30817



EXECUTIVE SUMMARY



13.29 Acres
Mercier Road, Lincolnton GA 30817



OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	13.29 Acres
Price/Acre:	\$15,049
Zoning:	A-1 (Agriculture - Lincoln County)

PROPERTY OVERVIEW

This beautiful 13.29 acre, slightly rolling, tract is your chance to experience country living at its best. It has an open field enclosed by new wooden fencing with a backdrop of mature pines and hardwoods. The property fronts onto Mercier Road with an eastern border on State Highway 43. It is located just two miles out of the town of Lincolnton that supports that rural, small-town atmosphere. Lake Thurmond, boasting twelve thousand miles of shore line, is just a few miles away offering premier fishing and boating. The recently recorded plat (May 2024) shows the property divided into 3 lots, but is only being sold as a whole 13.29 acres. This tract is zoned A-1 (Agriculture - per Lincoln County). Parcel # 39 015.

LOCATION OVERVIEW

This tract is located right between Washington Highway and Thomson Highway, on the southside of Lincolnton GA. It is 19 miles north of Interstate-20.

For Sale

13.29 Acres

Mercier Road, Lincolnton GA 30817



Mercier Road

Thomson Hwy



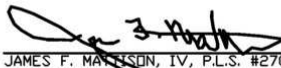


RESERVED FOR THE CLERK OF SUPERIOR COURT

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AND IS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

Plat Doc: PLAT
Recorded 05/14/2024 12:59PM

AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
COURT County, Ga.
Bk E2024 Pg 0055
Penalty: \$0.00
Interest: \$0.00
Participants: 8402829220


JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 5/13/2024



MATTISON & ASSOCIATES, INC.
P.O. BOX 714
LINCOLN, GEORGIA 30817
706-359-5853
EMAIL: jfmatt2@nu-z.net
CERTIFICATE OF AUTHORIZATION LSF00690
EXPIRES 6/30/2026



BOUNDARY PLAT FOR

MERCIER INVESTMENTS, LLC

SHOWING PROPERTY KNOWN AS TAX MAP 39 015
PLAT BOOK E2024-31
DEED BOOK 315-469

186th. G.M.D. 13.29 TOTAL ACRES

LINCOLN COUNTY, GEORGIA

SCALE: 1"=200' MAY 9, 2024 (FIELD WORK)
MAY 13, 2024 (PLAT COMPLETED)

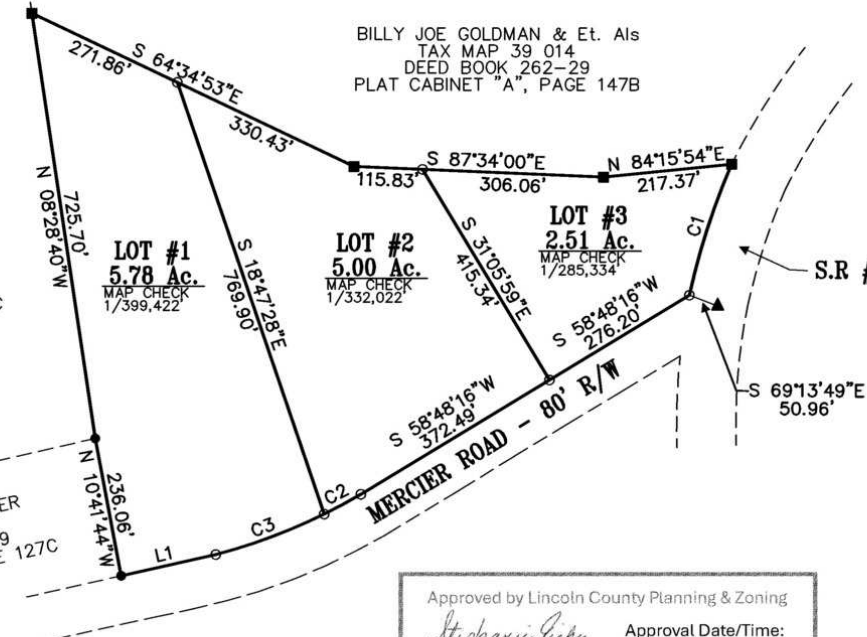
TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/16,657
ANGULAR ERROR 1" PER POINT
LEAST SQUARES ADJUSTMENT

- - 1/2" REBAR SET
- - 1/2" REBAR FOUND
- - AXLE FOUND
- ▲ - PK NAIL FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY
AND PROTECTIVE COVENANTS OF RECORD.

TIMOTHY W. LEWIS
TAX MAP 39 072
DEED BOOK 278-207
PLAT CABINET "A", PAGE 169C

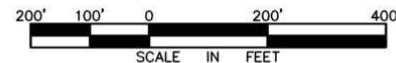
LISA STRIBLING CHALKER
TAX MAP 39 017B
DEED BOOK 241-589
PLAT CABINET "B", PAGE 127C



Course	Bearing	Distance
L1	S 77°21'03" W	163.78'

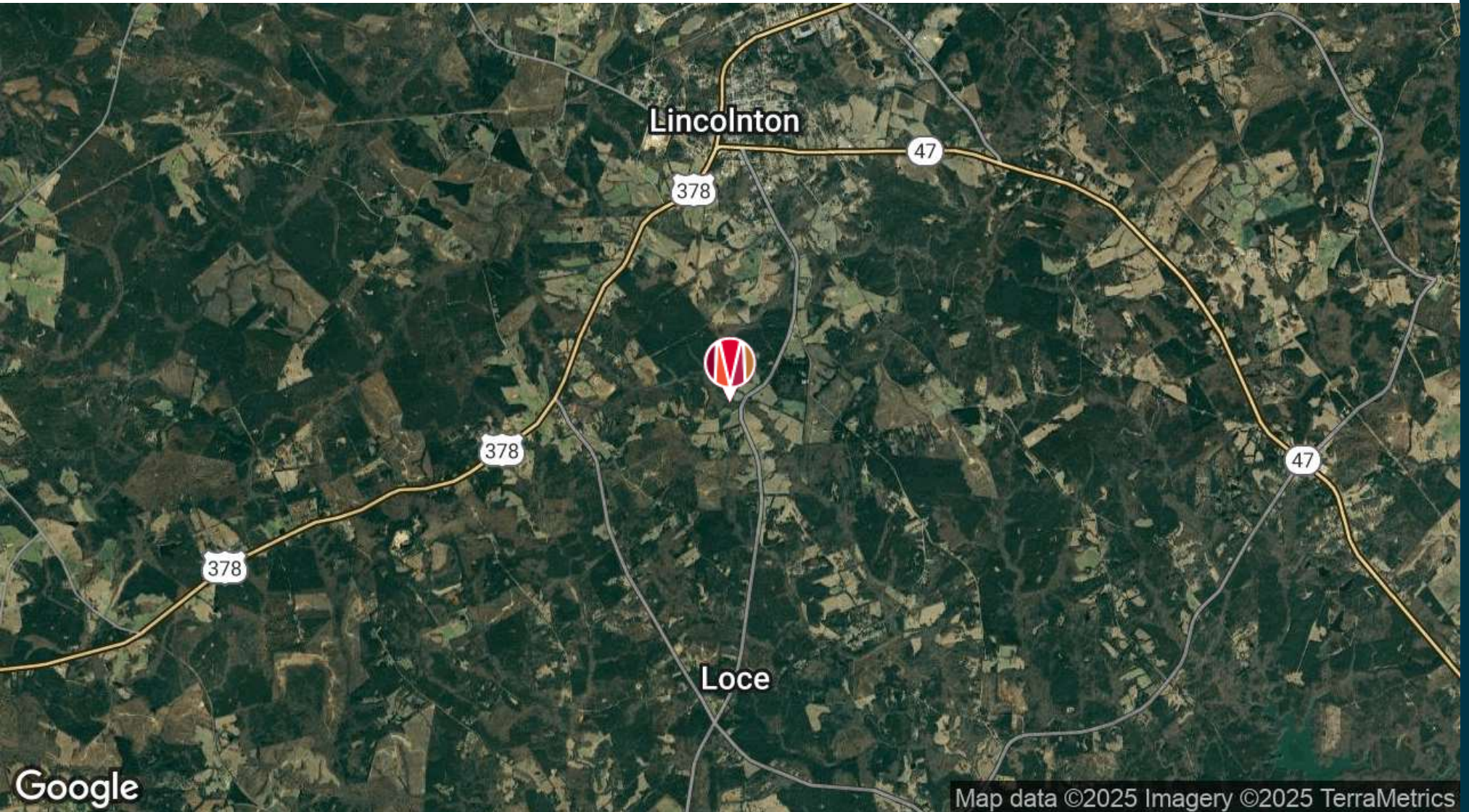
Curve	Radius	Length	Chord	Chord Bear.
C1	1197.70'	232.87'	232.50'	S 17°50'56" W
C2	970.31'	70.53'	70.51'	S 61°39'12" W
C3	970.31'	195.65'	195.32'	S 69°30'43" W

Approved by Lincoln County Planning & Zoning
 Approval Date/Time:
Stephanie Eicher, Director 12:23 pm, May 14 2024



JOB#2024004L

LOCATION MAP

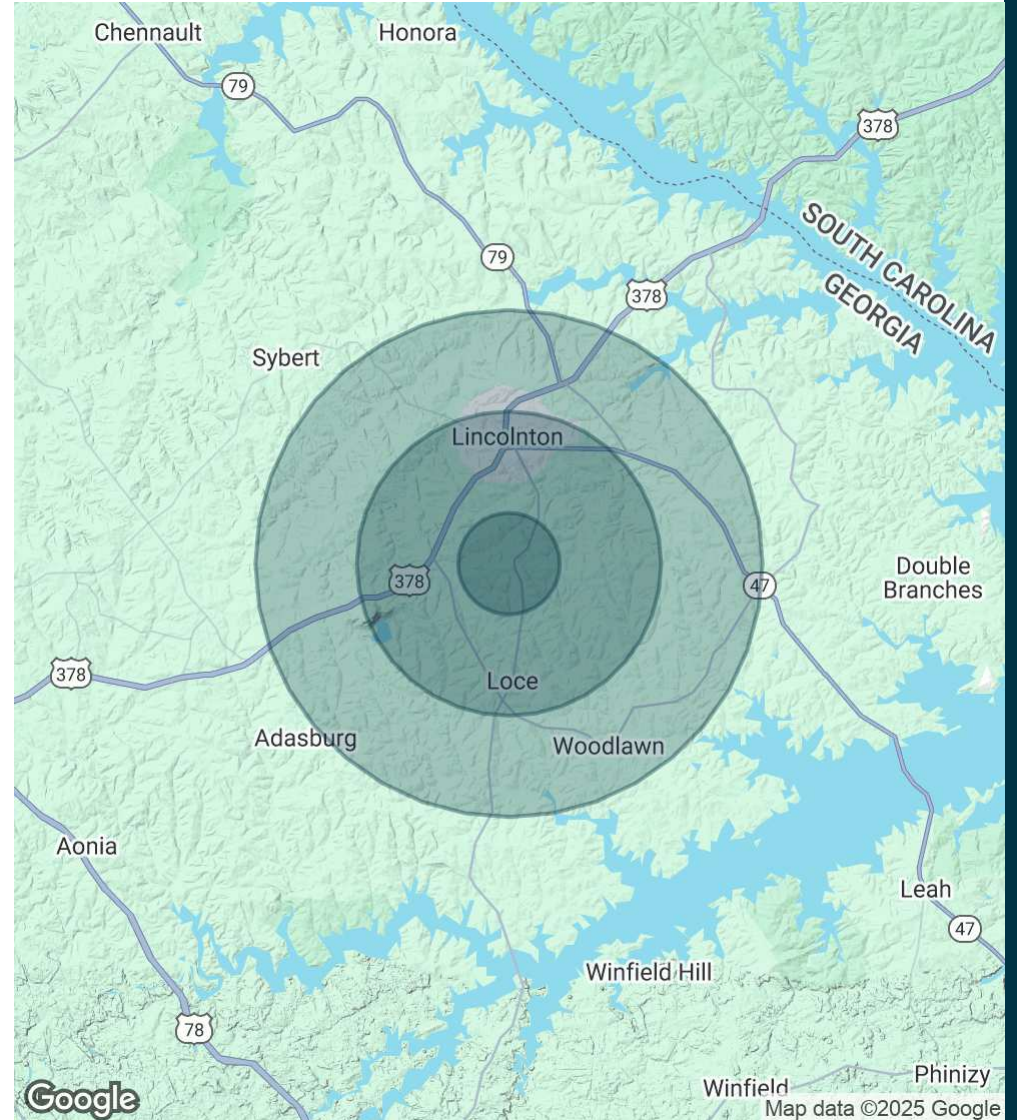


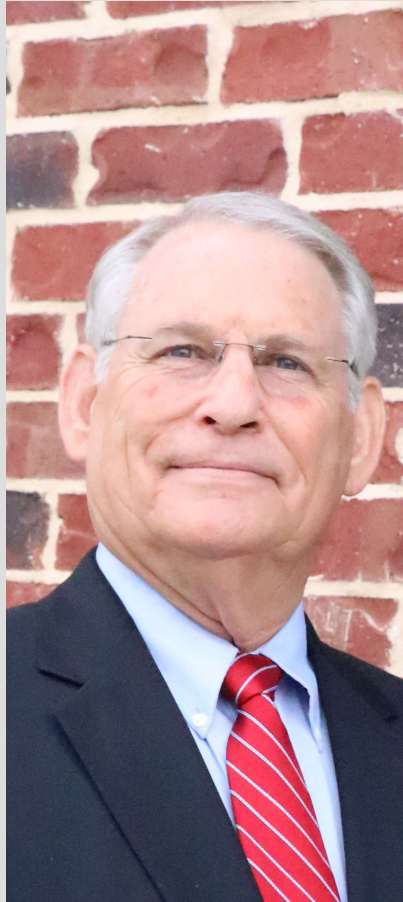
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	163	2,016	4,086
Average Age	44	44	44
Average Age (Male)	43	42	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	67	847	1,702
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,882	\$67,859	\$68,915
Average House Value	\$263,923	\$338,334	\$316,915

Demographics data derived from AlphaMap





TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com