



REEDY  
LAND CO.

# 566 N Yow Mill Rd

Toccoa, GA 30577





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## Property Highlights

- ±2,000 heated SF home
- Road Frontage: ±1,250 ft on N Yow Mill Road
- Topography: Gently Rolling
- Zoning: Ag Intensive
- Water Features: ±1.5 Acre Runoff / Possible Impoundment
- Tree Makeup: Mixture of mature and recently planted pines

## Location Highlights

- ±8 minutes from Lake Hartwell and boat access.
- ±5 minutes from Highway 17.
- ±15 minutes from exit 177 off 85.
- ±15 minutes to Lavonia, GA
- ±15 minutes from Chick-fil-a, Whataburger, Zaxby's, Starbucks, Cracker Barrel.
- ±15 minutes to Toccoa, GA
- ±15 minutes to Downtown Toccoa and Lavonia.
- Very peaceful surrounding area while being well located to any necessities.
- ±60 minutes from Greenville, SC
- ±60 minutes from Athens, GA

## Offering Summary

**Lot Size:** ±72 Acres

**Sale Price:** \$1,200,000.00

*Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent*





# Property Photos





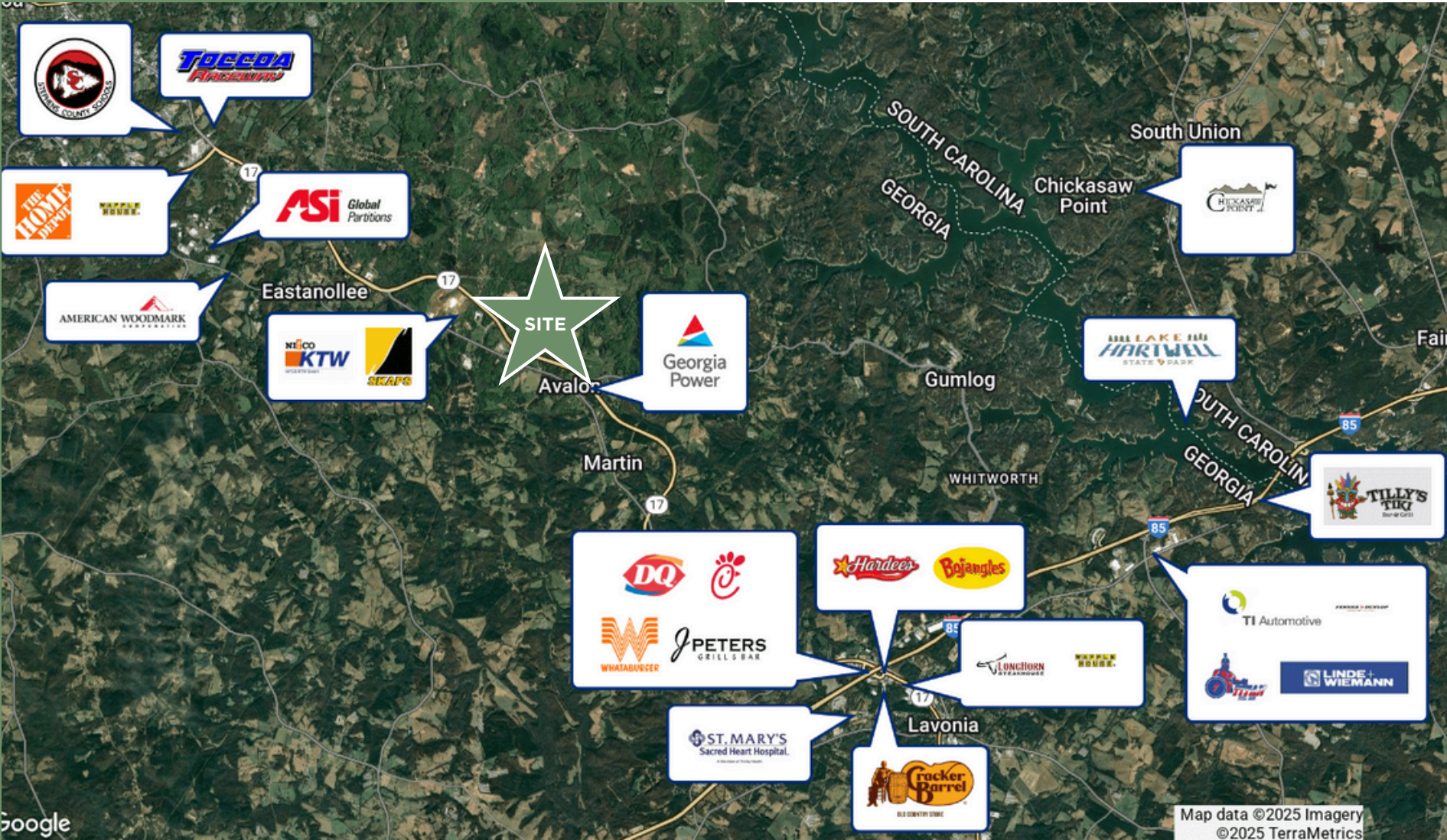
# Property Photos





# Map

Toccoa, GA





# Contact Information

Reedy Land Co

## LAND IS MORE THAN DIRT. IT'S YOUR LEGACY.

Whether you're building on a dream or managing generational wealth, the land you choose to call home is deeply personal.

People. Loyalty. Trust. These are the foundations of our approach to real estate. We connect people to places. We guide development for future generations. And, we transform your vision of the "good life" into your everyday life.

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