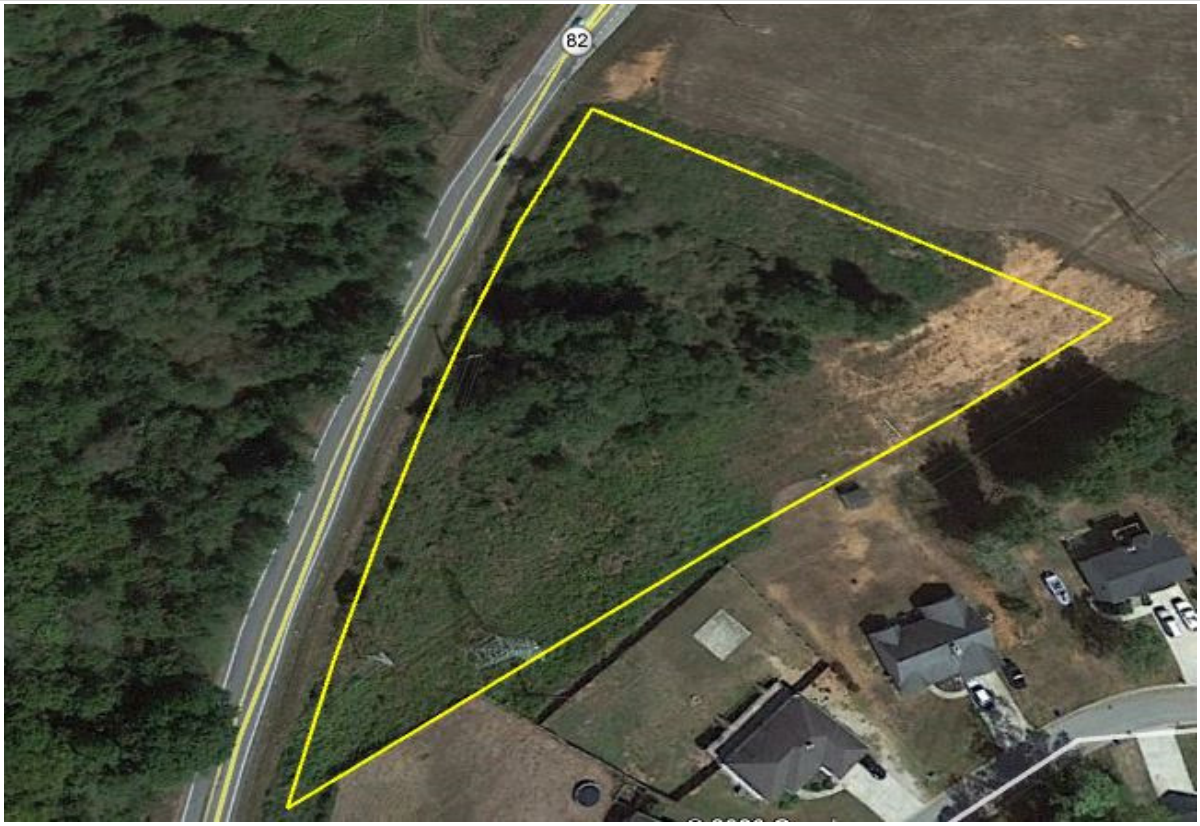
FOR SALE

NORTON
SINCE 1928
gonorton.com

COMMERCIAL Lot Hwy 82 N, Jefferson, GA



- **Excellent location for your business just 0.8 miles from Hwy 11 in Jefferson.**
- **Lot is mostly level with power lines along the border**
- **2.3 acres with 525 feet frontage on paved road next to County complex**
- **Property Zoned for COMMERCIAL.**
- **Utilities include water, telephone, cable but not sure about sewer**
- **$184,000 ($80,000 per acre) Bring all offers**
- **Motivated SELLER!**

dgarrison@nortoncommercial.com
678-858-2978

EQUAL HOUSING OPPORTUNITY

"The above information is believed to be accurate but is not warranted. Information is subject to change without notice. Equal Housing Opportunity"

NORTON
SINCE 1928

gonorton.com

PICTURES

dgarrison@nortoncommercial.com

678-858-2978

EQUAL HOUSING OPPORTUNITY

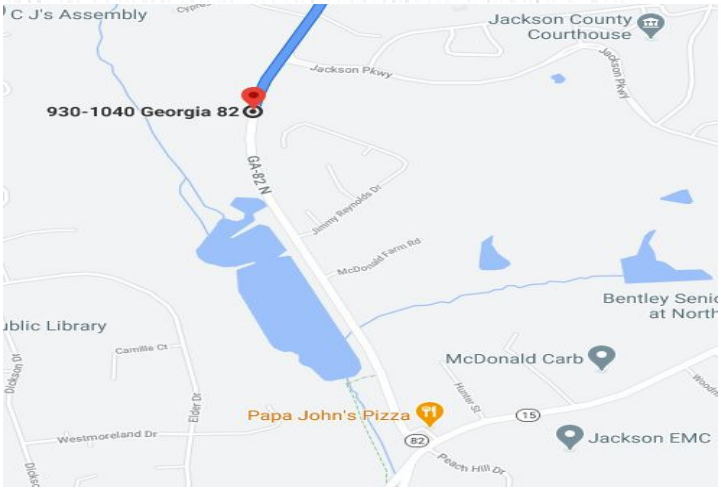
"The above information is believed to be accurate but is not warranted. Information is subject to change without notice. Equal Housing Opportunity"

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in G.M.D. 245 in the City of Jefferson, Jackson County, Georgia, containing 2.31 acres as shown on that certain Boundary Survey for Pack Rat Atlanta II, a partnership and Pack Rat Holdings, a partnership dated September 13, 2004, prepared by Dills ~ Jones & Associates, Inc., Ralph B. Key, GRLS # 1416, and being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin found on the northeasterly right of way line of State Hwy. # 82 (80 foot right of way), which point is located 1127.00 feet southwesterly along said right of way line from its point of intersection with the right of way line of Darnell Road (50 foot right of way); thence leaving said right of way line run South 60 degrees 28 minutes 37 seconds East a distance of distance of 378.76 feet to a point marked by an iron pin found; run thence South 51 degrees 48 minutes 38 seconds West a distance of 539.90 feet to a point marked by an iron pin found on the northeasterly right of way line of State Hwy. # 82 (80 foot right of way); run thence along said right of way line of State Hwy. # 82 in a generally northeasterly direction along the arc of a curve and following the curvature thereof an arc distance of 530.42 feet to an iron pin found, which point marks the TRUE PLACE OR POINT OF BEGINNING (said arc having a radius of 2090.19 feet and being subtended by a chord bearing and distance of North 10 degrees 19 minutes 13 seconds East, 529.00 feet).



dgarrison@nortoncommercial.com
678.858.2978

"The above information is believed to be accurate but is not warranted. Information is subject to change without notice. Equal Housing Opportunity"

EQUAL HOUSING OPPORTUNITY