

Acreage Home Sites



3 - 24 to 27 Acre Properties

- Great Location between Just 20 minutes From
 - Columbus
 - Paved Road Frontage
 - New Survey
- Beautiful Mature Hardwoods with Creek
 - County Water
 - Financing with 15% Down

Meriwether County, Ga

404-313-1188



962 Ft

1

24.158 Acres

1,210 Ft

2

27.091 Acres

991 Ft

1,189 Ft

3

27.091 Acres

1,007 Ft

1,185 Ft

Teal Road

404-313-1188

TALBOT COUNTY
Teal Road

<u>Lot</u>	<u>Acreage</u>	<u>Sales Price</u>
1	24.158	84,525.00
2	27.091	94,000.00
3	27.091	94,000.00

Prices are subject to change.

315

Directions from Talbotton:
Take Highway 80 West toward Columbus,
Go 6 miles turn right on Shipp Road,
Go 1.2 miles, Turn Right on Teal Road,
Go .6 miles to property on Right.

208

Talbotton

90

Oneal

Carl Jones

Mitchell
Dennis Creek

Carter

Packing House

106

Copagee

Carlyle

105

Cook

Shepp

Ship

Teal

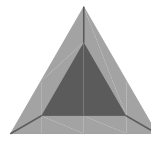
95

Hodo

Directions from Columbus:
Take Highway 22 East to the Intersection with Highway 80,
Go East on Highway 80 16.3 miles,
Turn Left on Teal Road,
Go 2.6 miles to Property on Right.



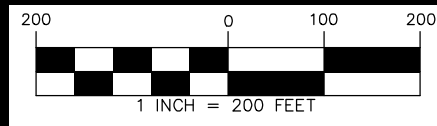
MATTHEW S. JOHNSON, P.L.S.
 GEORGIA REGISTRATION NO. 2868
 207 WOLF CREEK DRIVE
 AMERICUS, GA 31719
 (229) 942-9923



TRINITY LAND SURVEYING
 BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC

**DIVISION SURVEY FOR
 GEORGIA PROPERTIES, INC.
 LOCATED IN LAND LOT 126
 16th LAND DISTRICT
 TALBOT COUNTY, GEORGIA
 DECEMBER 17, 2020**

- LEGEND**
- 1/2" REBAR SET
 - X — FENCE
 - IRON PIN FOUND
 - CONCRETE MONUMENT



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

**SURVEYOR'S CERTIFICATION (I)
 JURISDICTIONAL APPROVAL**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by 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 this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. The following governmental bodies have approved this map, plat, or plan for filing:

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

MATTHEW S. JOHNSON GA RLS #2868

This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using Carlson BRX6+ base and rover GPS receivers, in combination with a TOPCON QS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in 1,224,100 feet. The field survey was completed on 12/17/2020.

