

Henry County

First Time on Market!



55 Acres

- Hard to Find Acreage
- Over 1,800 ft of South River Frontage
 - 1,600 ft Paved Road Frontage
 - Boat Access to Jackson Lake
- Will Qualify for Conservation Assessment
 - New Survey
 - Financing Available

Henry County, Ga

404-313-1188



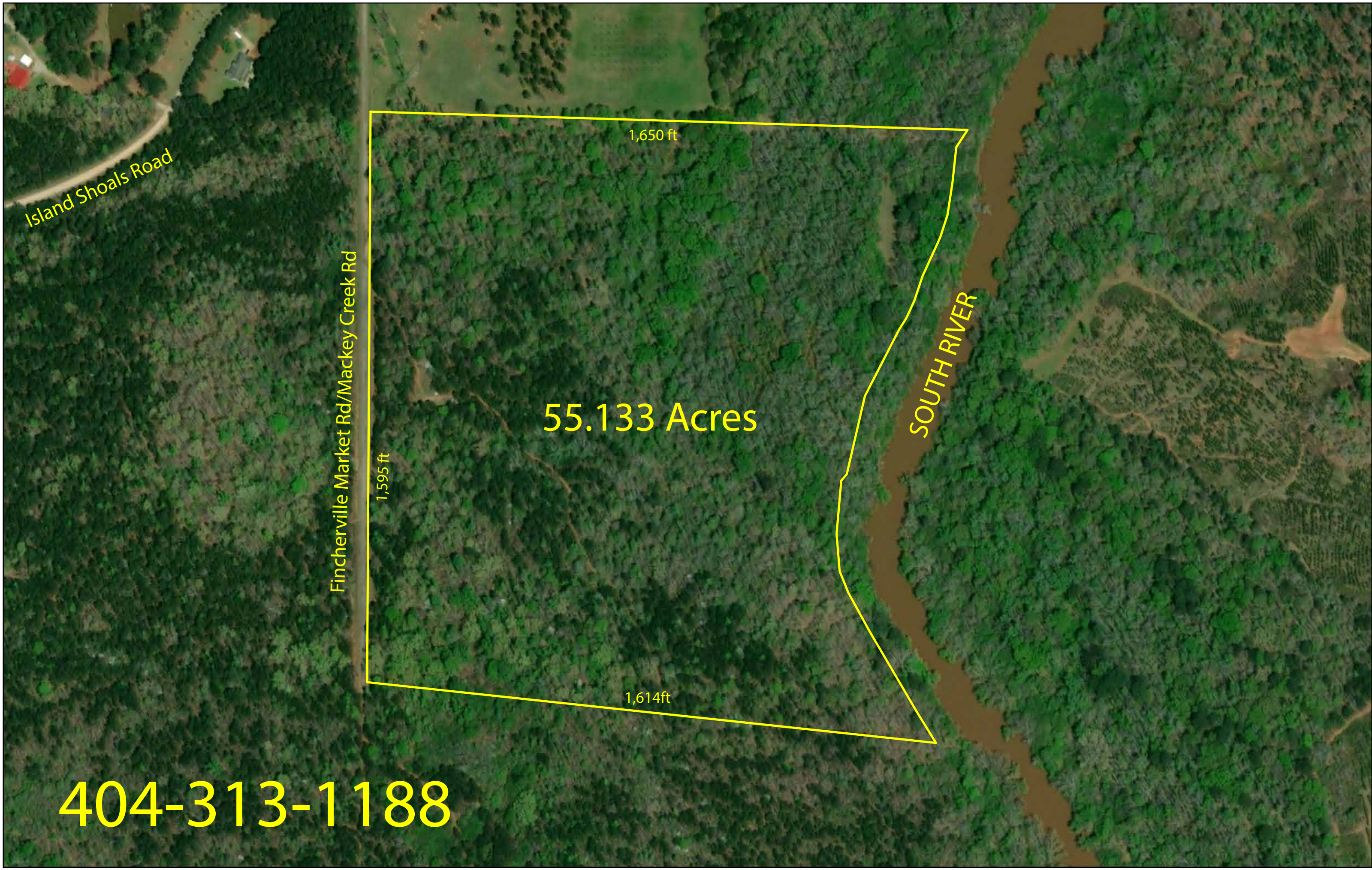
Over 1,800 ft Riverfront
 Very Private Location
 Short Boat ride to Jackson Lake
 Huge Timber
 Food Plots
 Good Internal Road System
 Plenty of Wildlife



Priced to Sell
 Good School District
 Eligible for Reduced Assessment
 Financing Available
 One of the last nice River Tracts

404-313-1188





Island Shoals Road

Fincherville Market Rd/Mackey Creek Rd

1,650 ft

1,595 ft

55.133 Acres

1,614ft

SOUTH RIVER

404-313-1188

REBAR FOUND
7.96' EAST
OF CORNER

REBAR FOUND
5.12' WEST
OF CORNER

N/F
ARP HOLDINGS LLC
DB. 15692 PG. 322
187-01001000
ZONED RA

IPS

IPS

APPROX. LL

1350.38'

IPS

S 89°32'46" E 299.84'

FENCE
POST
FOUND

259.96'

18" CWF

FINCHERVILLE MARKET RD.
60' R/W PER DB. 10537 PG. 121

APPROX. FEMA
ZONE A
FLOOD LIMITS

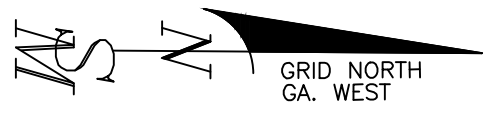
FEMA MAP
13151C0210D
FEMA MAP
13035C0025D

55.133
ACRES

3 ACRE PARCEL TO
GEORGIA POWER COMPANY
PER DB. 48 PG. 37 &
DB. 36 PG. 503 DESCRIBED
AS UP AND THE BANKS OF
THE SOUTH RIVER

HENRY COUNTY
NEWTON COUNTY

SOUTH RIVER



1591.43'

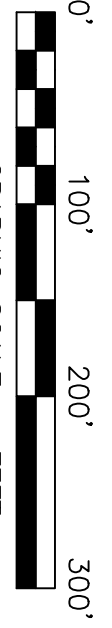
N 01°39'23" W

S 01°39'23" E

GATE

HENRY COUNTY
BUTTS COUNTY

1614.40'



GRAPHIC SCALE = FEET

SURVEY ORDERED BY: DAVID ALDRIDGE
FIELDWORK COMPLETED ON: JANUARY 7, 2019
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

N/F
MCKIBBEN
DB. 585 PG. 194
00380-002-000
ZONED

IPS

N 86°11'17" W

From McDonough:
Take Highway 81 East ,
Go 11.4 miles to Traffic Circle.
Take 1st right onto Jackson Lake Rd,
Go 1.2 miles, turn left on Island Shoals Rd,
Go 1.6 miles, turn right on Mackey Creek Rd.
Property is 800 ft on left

