

# 105± Acres For Sale

151 Wood Creek Trail

Lizella, GA 31052



**Lot Size:** 105.5 Acres

**Zoning:** Agricultural

**Utilities:** County water & septic

**Location:** Property is located in Sub South off of Rogers Road, just 5 miles from Highway 80 (Eisenhower Parkway)

**Notes:** Site is ideal for residential subdivision development. Owner will divide. Subject to restrictive covenants, on following pages.

## Sale Price: \$1,975 Per Surveyed Acre

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
patty@fickling.com

[commercial.fickling.com](http://commercial.fickling.com) | [georgiacommercialrealestate.net](http://georgiacommercialrealestate.net)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



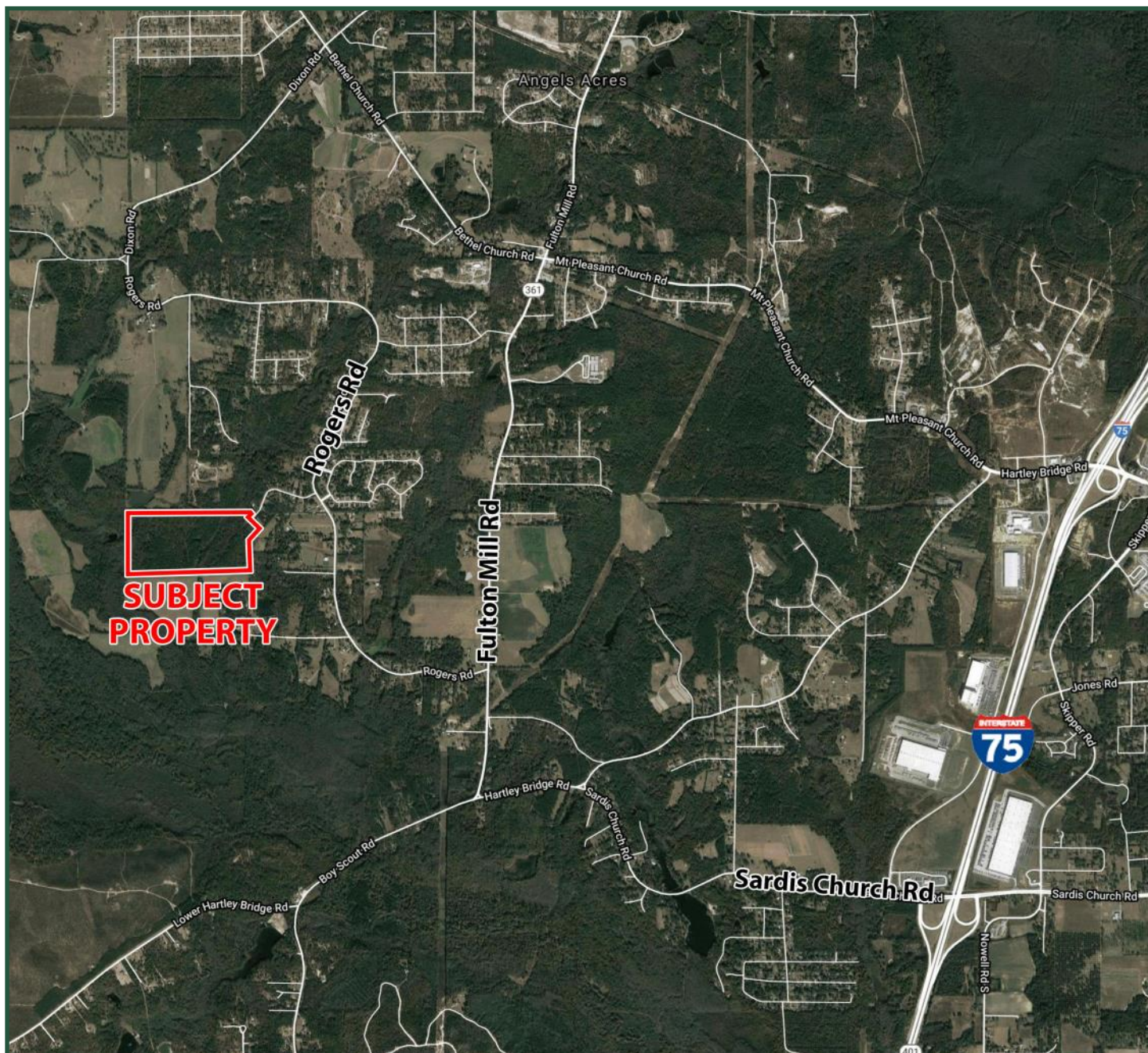
**105± Acres For Sale**

151 Wood Creek Trail

Lizella, GA 31052



## AERIAL



**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
patty@fickling.com

**commercial.fickling.com | georgiacommercialrealestate.net**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



# 105± Acres For Sale

151 Wood Creek Trail

Lizella, GA 31052



## Wood Creek Estates Subdivision Rogers Road, Bibb County, Georgia

The following Covenants and Restrictions are applicable to the tract of land herein described, and to such other tracts as may be incorporated in deeds of conveyance by reference and shall be considered as covenants running with the land. The subdivision to which these restrictions are hereby made specifically applicable is described as follows:

Wood Creek Estates located in Land Lots 227 and 228, 3rd District, Bibb County, Georgia, as further described in Exhibit "A" attached hereto.

1. These lots shall be known, described and used solely as residential lots. No structures shall be erected, altered or placed on these lots other than a dwelling designed to serve not more than one family, together with garages and other out buildings incidental to residential use of these lots. No duplex house or multi-family housing shall be built on any of said lots. No more than one single family dwelling shall be built on each lot. No lot shall be subdivided. No house shall be constructed with a flat top roof.
2. No trade, commercial venture or activity, or school or church, shall be carried on upon these lots, nor shall any type of heavy machinery, signs, unused vehicles or like items be permitted upon these lots, except for the use of heavy machinery for construction of any improvements permitted under these restrictions. Small home offices are allowed only in accordance with applicable governmental ordinances, but absolutely no vendors, clients or employees shall be allowed.
3. No trailer, basement, tent, shack, mobile home or modular home shall be placed or erected upon these lots temporarily or permanently nor shall any structure of temporary character be used as a residence. No used or second hand houses may be placed on these lots. Developer may use a portable building, tent, or trailer as a Sales Office at the entrance or at the rear of the Subdivision Phase I.
4. No accumulation of discarded personal effects, debris, waste, inoperable vehicles, garbage or other unsightly object or matter will be permitted on any lot.
5. Any dwelling to be built on these lots shall have a minimum square footage of 1600 square feet of heated area, for a one story structure, and 1800 square feet of heated area for a two story structure, exclusive of open porches, garages, carports or unfinished basements. A 2-car garage or carport either attached or detached (minimum 400 square feet) is required and must be constructed of the same material as the house.
6. The building set back line requirement and side line requirement of Macon-Bibb County Planning and Zoning Commission will be complied with and also where shown on the plat referred to above. Each residence shall be set back from the front property line at least fifty feet (50') on the interior lots and at least sixty feet (60') on Rogers Road lots except lots 102, 103, 104, 105, 115, 116, 117 and 118 which shall have a minimum set back of seventy-five feet (75'). The right to modify this restriction is reserved by the undersigned,

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
patty@fickling.com

**commercial.fickling.com | georgiacommercialrealestate.net**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

# 105± Acres For Sale

151 Wood Creek Trail

Lizella, GA 31052



where, in its opinion only, compliance with this restriction will decrease the value of a dwelling or will adversely affect the beauty of the subdivision. As an example, Nacoochee Corporation might require the above set backs to be One Hundred feet (100') instead of Seventy-Five feet (75') or Sixty feet (60').

7. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood. No owner or occupant of any tract of land in said subdivision shall ever keep or maintain thereon any goats, hogs, cows, or other farm animals. Only domestic animals or pets are permitted.

8. Fencing allowed will be: a) wood privacy fencing, up to six feet (6') in height not to go past rear of house towards street; b) split rail (wood or PVC vinyl) may be allowed to completely fence the yard; and c) chain link fences will be allowed only in rear yards or for dog pens.

9. Satellites of no more than 20" in diameter may be placed in the rear yards. Outbuildings, including workshops or storage sheds, may be placed in the rear yards, but not in such a place where they will adversely affect the beauty of the Subdivision. All outbuildings shall be built of the same materials to those used in the construction of the house.

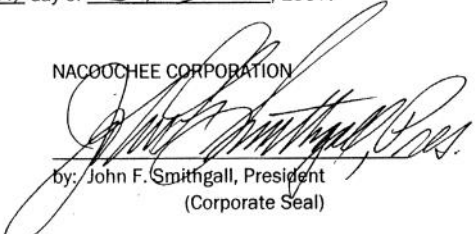
10. No vehicles shall be parked on the street, the shoulders, or the right-of-way.

11. Absolutely no signs will be allowed in the Subdivision except real estate "For Sale" yard signs (maximum size: 24" x 24"). Developer reserves the right to place For Sale signs, lot signs, etc., advertising Tracts For Sale, along with Entrance Monument signs on either side of the Wood Creek Trail entrance.


12. As long as the undersigned owns any lots within Wood Creek Estates, it reserves the right to approve construction plans to ensure aesthetic integrity of the subdivision.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand, affixed his seal and delivered these presents, this the 25<sup>TH</sup> day of JUNE, 1997.

NACOOCHEE CORPORATION

  
by: John F. Smithgall, President  
(Corporate Seal)

Signed, sealed and delivered in the presence of:

  
Witness

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
patty@fickling.com

**commercial.fickling.com | georgiacommercialrealestate.net**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company