

***Estate Liquidation Sale
4001 Center Hill Church Rd.
Loganville, GA.***



- **22+ acres with older home, 1,850 sf with basement**
- **Existing home is solid but very dated. Needs complete rehab.**
- **Established landscape with mature trees**
- **1.3 acre, well stocked lake plus smaller pond**
- **Whole tract is cleared and could be improved pasture**
- **Across street from Youth Elementary, Walton County Schools**
- **Adjacent to large recreational complex**
- **Great for mini farm or single-family residential development with lake lots and views**
- **Preliminary studies show 16 possible building lots plus existing rehab**
- **Will sell subject to re-zoning and permitting**
- **List price: \$350,000 for all**

***Offered for Sale Exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 ebroker@msn.com
www.westgeorgiacommercial.com***



