

Prospect Branch
0 Prospect Church Road
Norwood, GA 30821

\$199,000
39.050± Acres
Warren County



Prospect Branch
Norwood, GA / Warren County

SUMMARY

Address

0 Prospect Church Road

City, State Zip

Norwood, GA 30821

County

Warren County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

33.467868 / -82.736599

Taxes (Annually)

520

Acreage

39.050

Price

\$199,000

Property Website

<https://timberlinelandandfarm.com/property/prospect-branch-warren-georgia/88026>



Prospect Branch
Norwood, GA / Warren County

PROPERTY DESCRIPTION

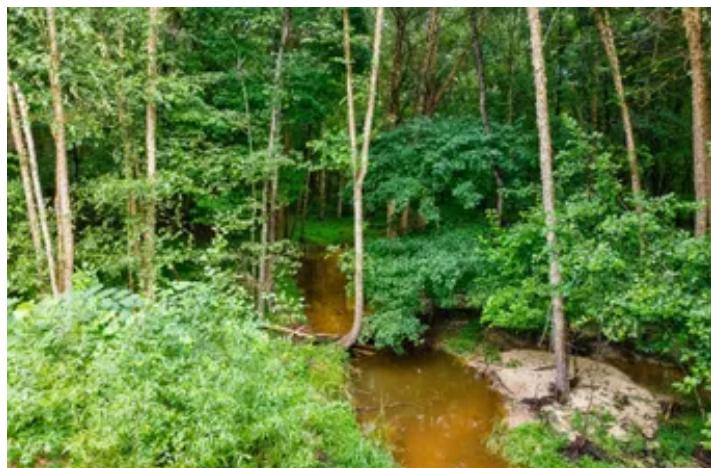
Prospect Branch is ideally located within easy reach of Augusta, Greensboro, Athens, and Atlanta. Just five miles off I-20, you'll find this perfectly sized property along paved Prospect Church Road—ready for you to live, play, and enjoy.

The land is beautifully wooded, with Prospect Branch running through the property and joined by another scenic creek. Two excellent homesites offer a perfect setting for your dream home, or the option to create open food plots. A diverse mix of upland and bottomland hardwoods, accented with pine, provides outstanding habitat for hunting and abundant wildlife viewing.

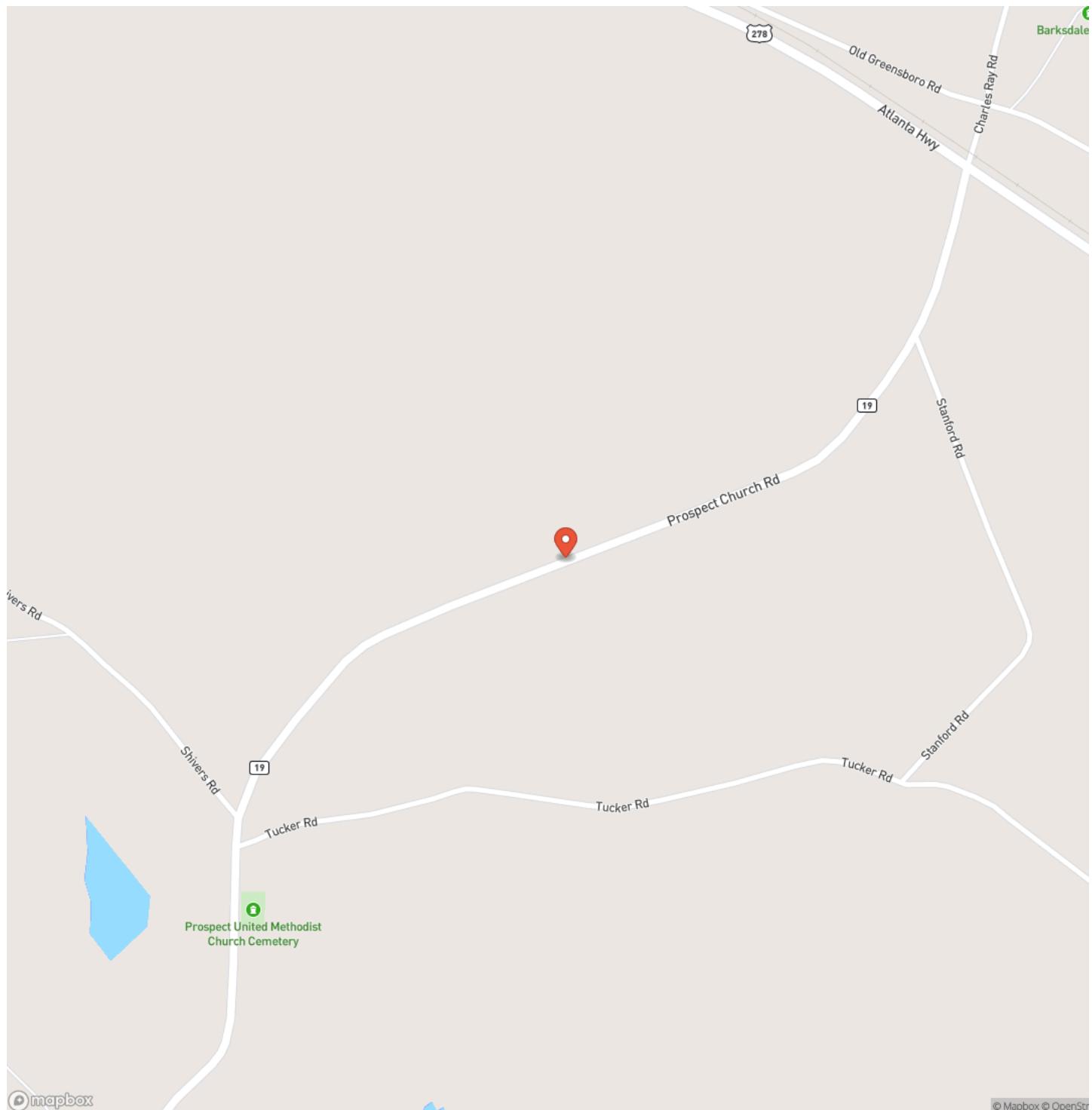
If you've been searching for a property that offers both value and versatility, this one is a must-see.

Call Mark Costello today at [706-207-5850](tel:706-207-5850) to schedule a showing.

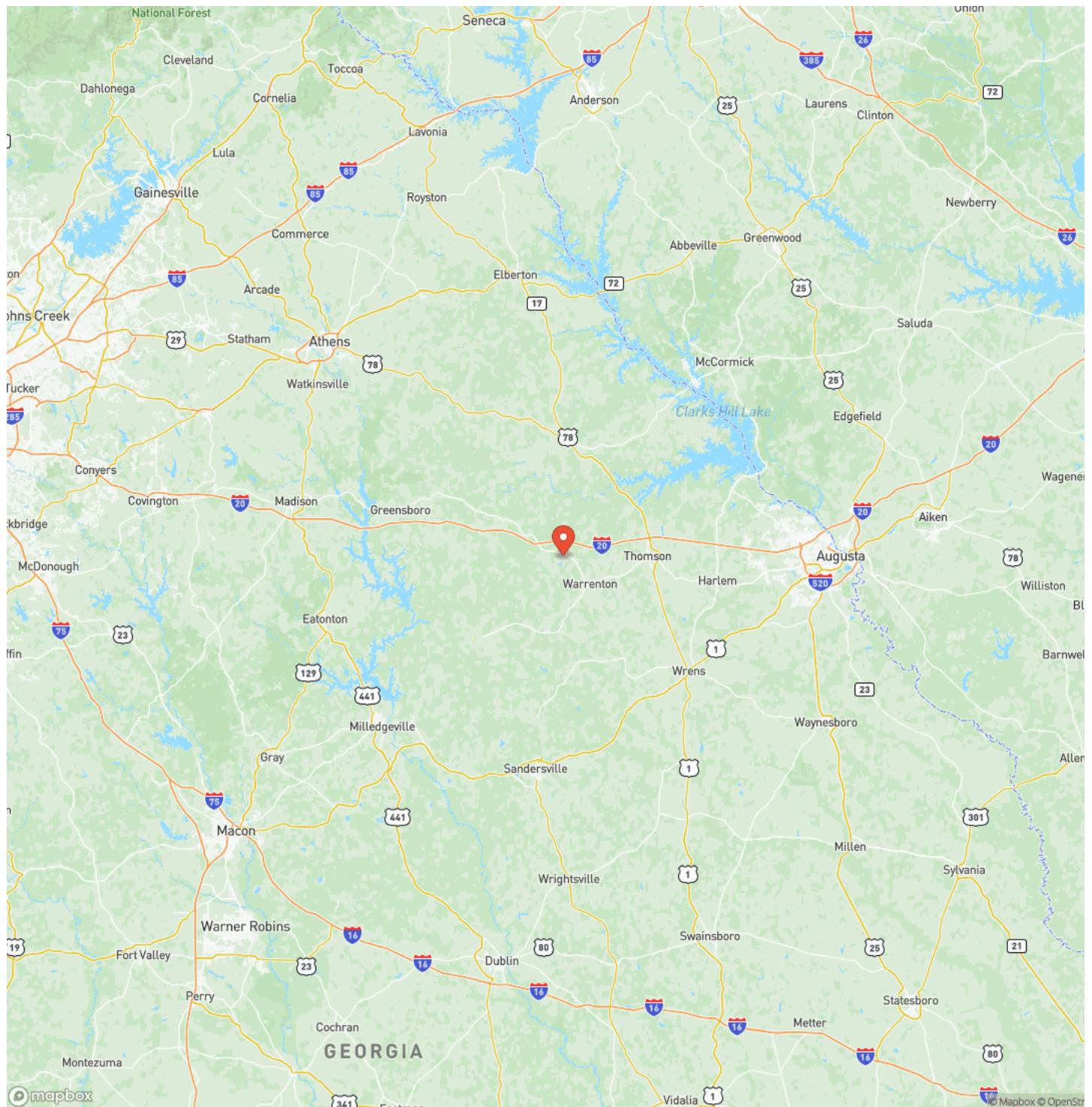
Prospect Branch
Norwood, GA / Warren County



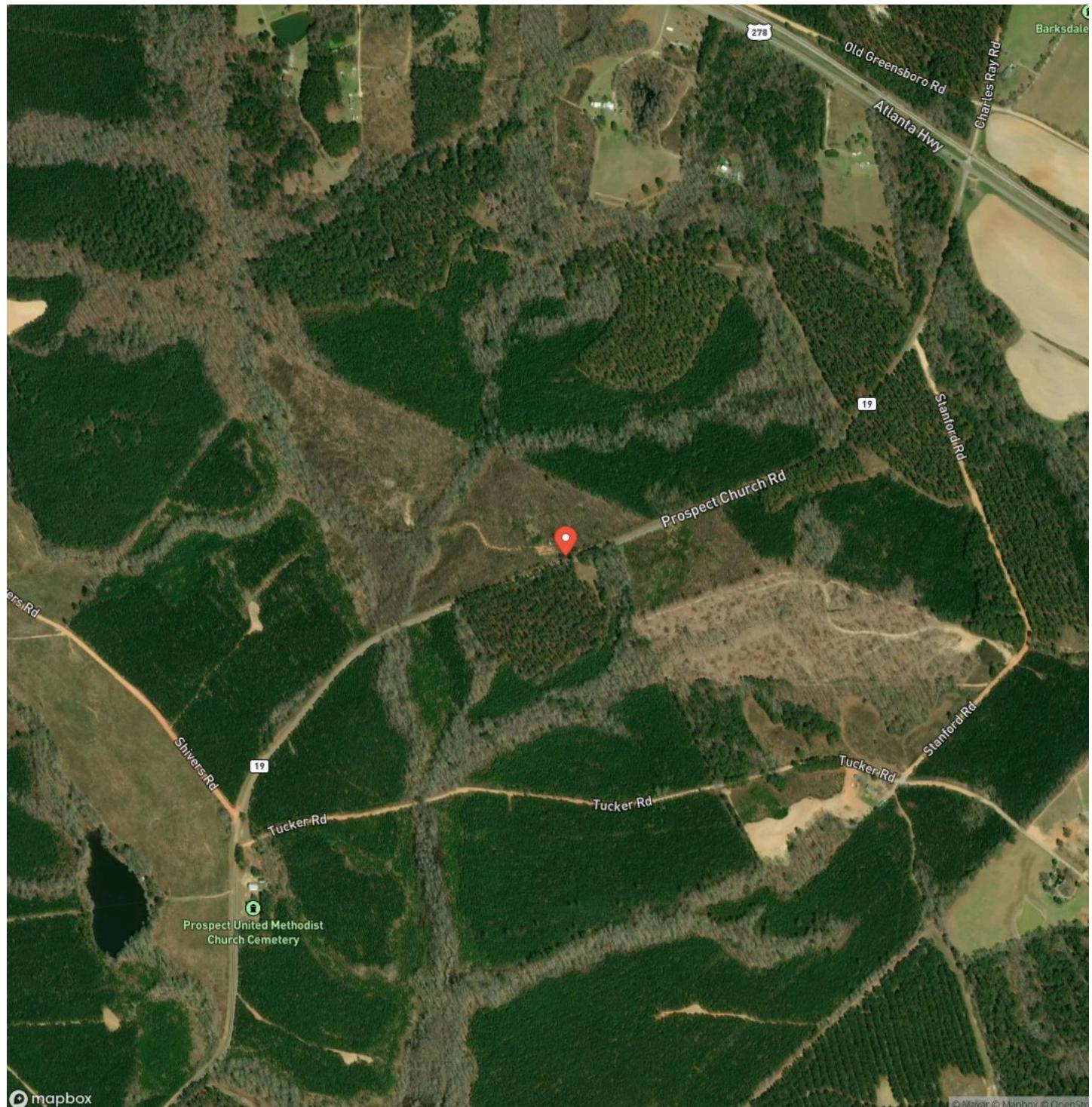
Locator Map



Locator Map



Satellite Map



**Prospect Branch
Norwood, GA / Warren County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Costello

Mobile

(706) 207-5850

Office

(706) 207-5850

Email

mark@timberlinelandandfarm.com

Address

180 Green Hills Road

City / State / Zip

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Timberline Land and Farm
180 Green Hills Road
Watkinsville, GA 30605
(706) 207-5850
