

1800 Elder Mill Road
1800 Elder Mill Road
Watkinsville, GA 30677

\$1,249,999
22.06± Acres
Oconee County



1800 Elder Mill Road
Watkinsville, GA / Oconee County

SUMMARY

Address

1800 Elder Mill Road

City, State Zip

Watkinsville, GA 30677

County

Oconee County

Type

Residential Property, Lot, Undeveloped Land, Recreational Land, Timberland, Hunting Land

Latitude / Longitude

33.792817 / -83.367006

Taxes (Annually)

\$1,882

Dwelling Square Feet

2,166

Bedrooms / Bathrooms

3 / 3

Acreage

22.06

Price

\$1,249,999

Property Website

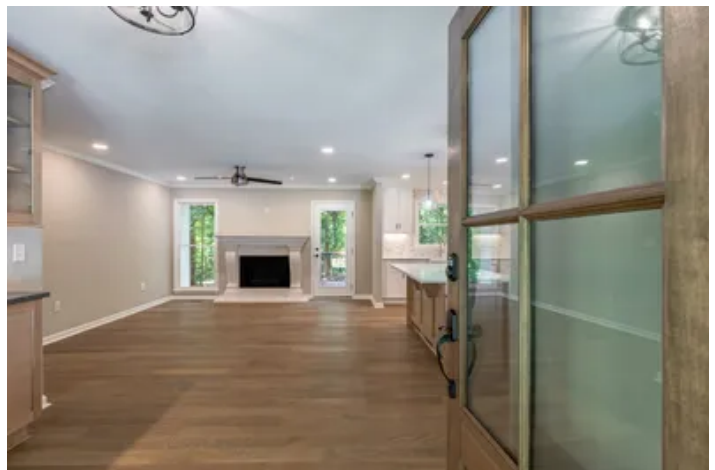
<https://timberlinelandandfarm.com/property/1800-elder-mill-road-oconee-georgia/110416/>

22 PRIVATE ACRES TWO LEGAL PARCELS

A Rare Legacy Property in Oconee County

	COMPLETELY RENOVATED RESIDENCE		CUVA TAX BENEFITS THROUGH 2028
	22 CONTIGUOUS ACRES		IDEAL FOR ESTATE, EQUESTRIAN, OR FAMILY COMPOUND
	TWO LEGAL PARCELS SOLD TOGETHER		PRIVATE, PEACEFUL NATURAL SETTING
	LITTLE ROSE CREEK		MINUTES TO WATKINSVILLE, ATHENS & UGA

— 1800 ELDER MILL ROAD —
— WATKINSVILLE, GEORGIA —



MORE INFO ONLINE:

<https://timberlinelandandfarm.com/>

PROPERTY DESCRIPTION

Private 22+/- Acre Estate on Elder Mill Road

Renovated Home - Two Parcels - Little Rose Creek - Legacy Property Opportunity

A rare opportunity to own 22+/- private acres in one of Oconee County's most desirable locations.

Offered as two parcels totaling 22+/- acres (10+/- acres and 12+/- acres), this property combines a beautifully renovated home, scenic creek frontage, mature timber, and exceptional future flexibility.

The renovated ranch home offers approximately 2,166 square feet of finished living space with 3 bedrooms, 3 full baths, and a finished basement. The lower level features a spacious den/family room, bonus/flex room, and third full bath, providing ideal space for guests, a home office, recreation room, or additional living area. Move-in ready and thoughtfully updated throughout, the home also serves as the perfect cottage or guest residence while building a future dream home elsewhere on the property.

Little Rose Creek flows through the rear two-thirds of the acreage, while a smaller creek winds through the property, creating a peaceful setting rich with wildlife and natural beauty. Mature hardwoods and pines provide privacy, recreational enjoyment, and multiple potential homesites.

Both parcels are currently enrolled in the CUVA program, offering significant property tax savings through 2028. Each parcel has the potential for a primary residence, guest house or ADU, and barn, making this an ideal setup for a family compound, multigenerational estate, or long-term investment.

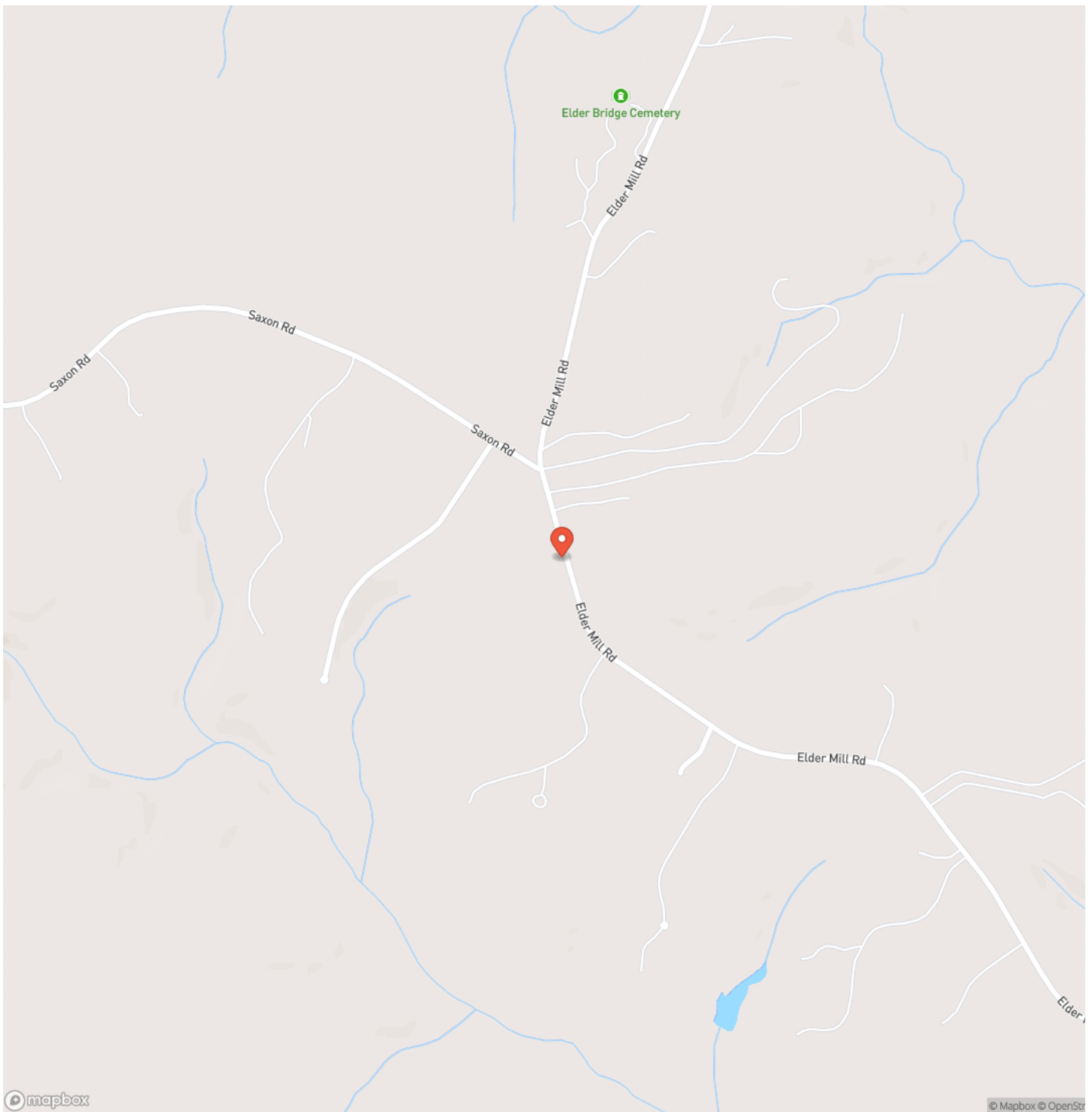
Call Mark Costello to view [706-207-5850](tel:706-207-5850) Owner/Agent

Private. Scenic. Flexible. A unique opportunity to create a legacy property on Elder Mill Road.

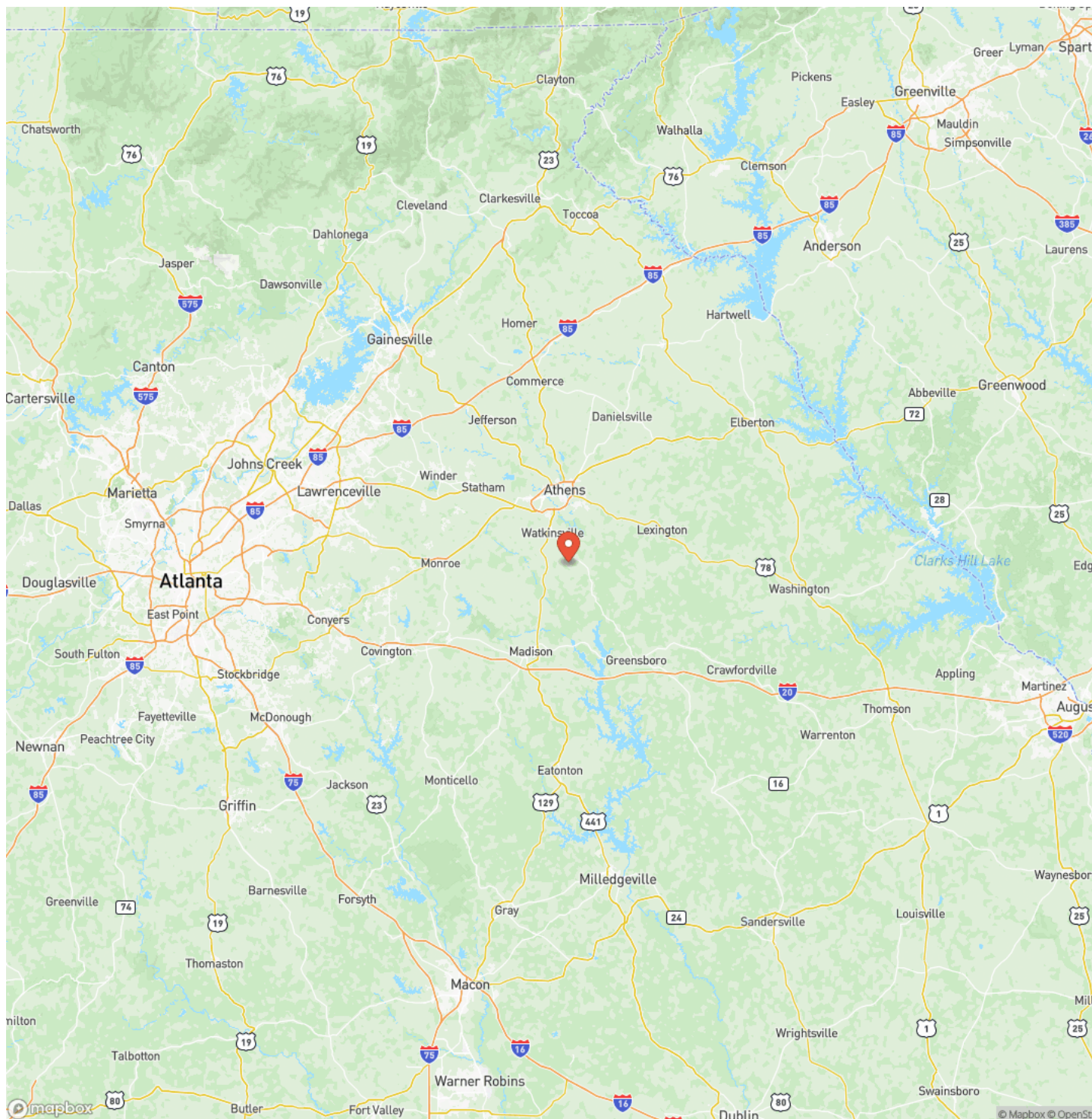
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Watkinsville, GA / Oconee County



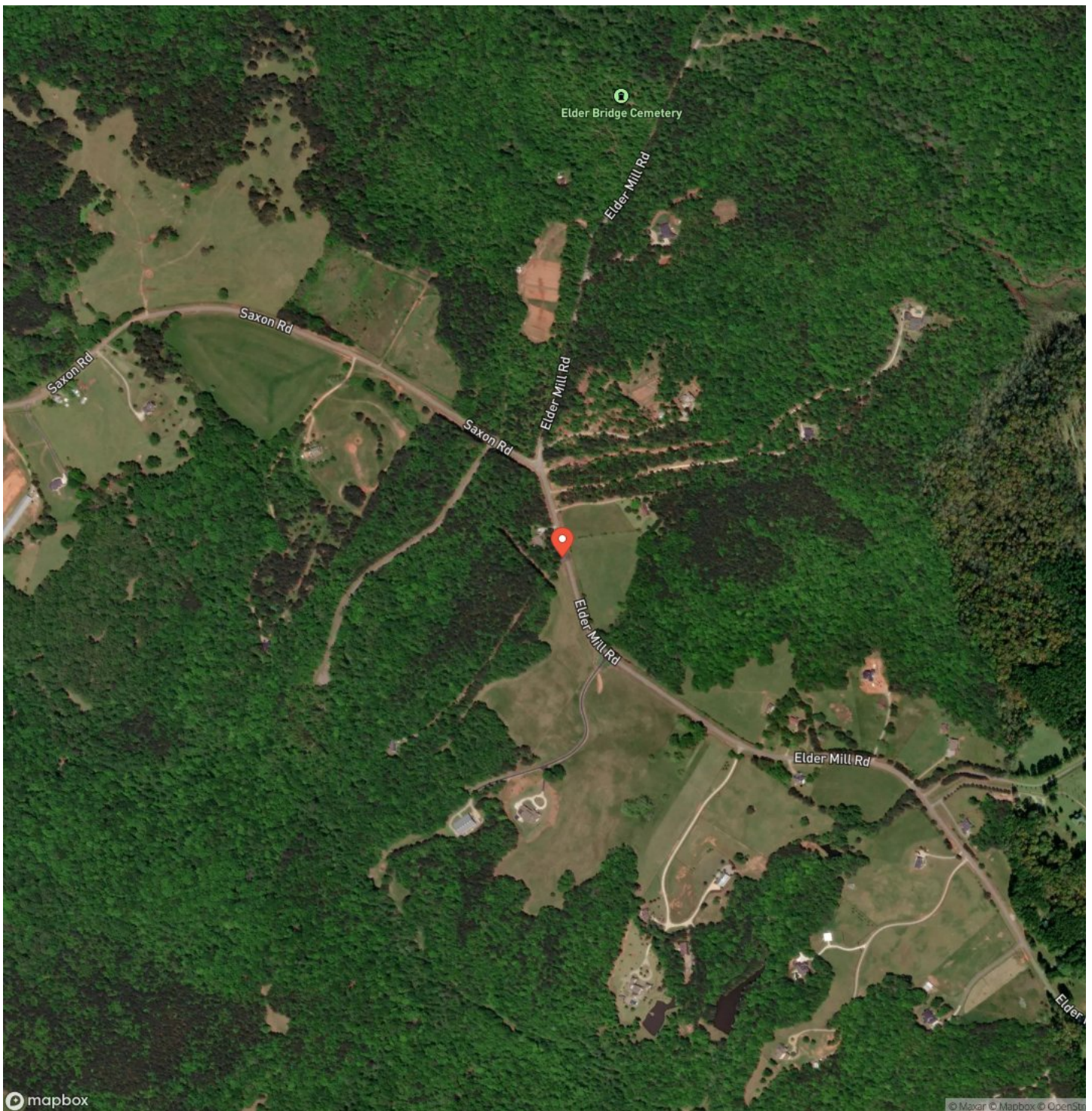
Locator Map



Locator Map



Satellite Map



1800 Elder Mill Road
Watkinsville, GA / Oconee 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

Athens, GA 30605

NOTES

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MORE INFO ONLINE:

<https://timberlinelandandfarm.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

DISCLAIMERS

All information contained herein is believed to be accurate but is not guaranteed and should not be relied upon without independent verification. Property boundaries, acreage, square footage, dimensions, maps, aerials, photographs, topography, timber volumes, soils, utilities, water features, road frontage, easements, zoning, school districts, tax information, Conservation Use (CUVA) status, development potential, permitted uses, and all other property characteristics are subject to change and should be independently verified by the purchaser.

Any references to future use, building potential, subdivision potential, guest houses, accessory dwelling units (ADUs), agricultural uses, recreational uses, or other improvements are based on information believed to be reliable but are not guaranteed. Purchasers should consult the appropriate governmental authorities and qualified professionals regarding zoning, permitting, land use regulations, environmental conditions, surveys, and development feasibility.

Information regarding homes, barns, wells, septic systems, utilities, structures, improvements, square footage, condition, and any other physical attributes of the property is provided for informational purposes only and is not warranted by the seller or broker.

Buyer shall be responsible for conducting their own due diligence concerning all aspects of the property prior to closing. Seller and Broker make no representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

Timberline Land and Farm
180 Green Hills Road
Watkinsville, GA 30605
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<https://timberlinelandandfarm.com/>
