

1800 Elder Mill
Watkinsville
Offered at \$1,100,000

- 22.06 Acres
Mature hardwood and pines
Interior creek
Frontage on Little Rose Creek
Home ready for your Imagination
Incredible Location



Just a short drive from the charming Elder Mill Covered Bridge and Hwy 15, this breathtaking 20.02 acre estate offers the perfect blend of privacy, natural beauty, and endless potential. Nestled among luxurious homes and expansive farms, this property provides an idyllic setting for those seeking a tranquil retreat or the foundation for their dream estate. As you arrive, a stunning new four-board black horse fence and gated entrance welcome you home, setting the tone for the picturesque landscape that lies beyond. A long driveway leads you through a canopy of mature hardwoods before unveiling the freshly painted 3-bedroom, 2-bath home with new roof and gutters.. The home has been completely cleaned out, primed and left at the sheetrock stage, allowing the new owner to customize or renovate to their exact vision. The unfinished basement, already framed for a bedroom, den, and utility/workshop space, offers additional flexibility for expansion. Newly built front and back decks provide serene spaces to soak in the breathtaking surroundings. A Nature Lover's Paradise This extraordinary property is adorned with a blend of towering hardwoods and pines, with meandering trails that allow you to explore every inch of its pristine beauty. Two creeks flow through the land, including the picturesque Little Rose Creek, accessible via a charming bridge that leads to a secluded 4-acre section of untouched, mature hardwoods. The landscape is teeming with wildlife, and the adjacent USDA land ensures a peaceful and private backdrop. The neighboring properties also feature majestic white oak groves on the hilltops, adding to the enchanting scenery. While the property is currently enrolled in the CUA program, maintaining its agricultural tax benefits, it is truly best enjoyed as a single estate, preserving the integrity and beauty of this rare gem. This is more than just land-it's an opportunity to create a legacy. Whether you're envisioning a private estate, equestrian retreat, or family homestead, the possibilities are endless. With its pristine, walkable landscape and unparalleled natural beauty, this property is one you must experience in person. Agent Related to Owner



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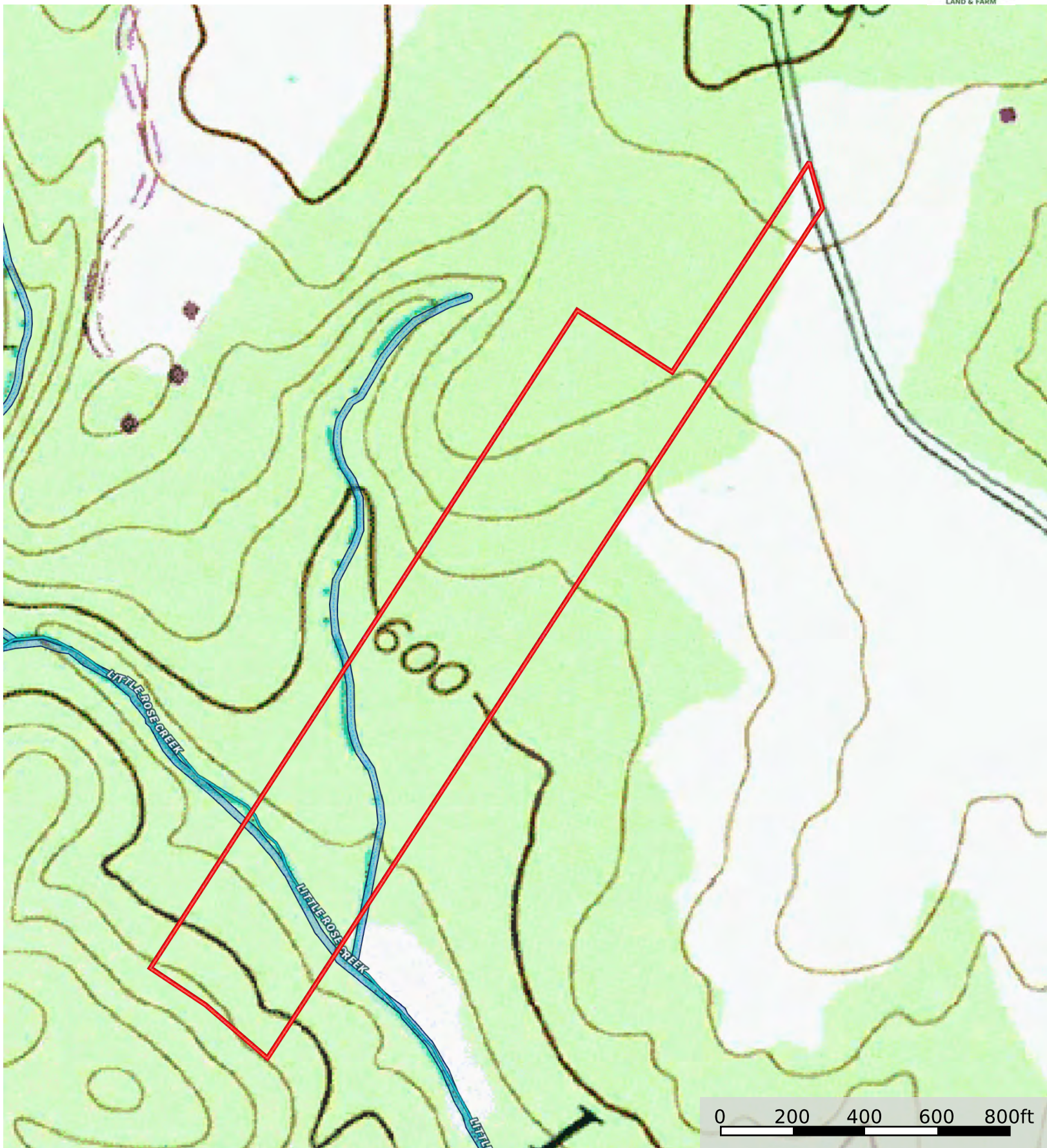


All measurements and figures are approximate. Source of information is deemed reliable, but not verified.



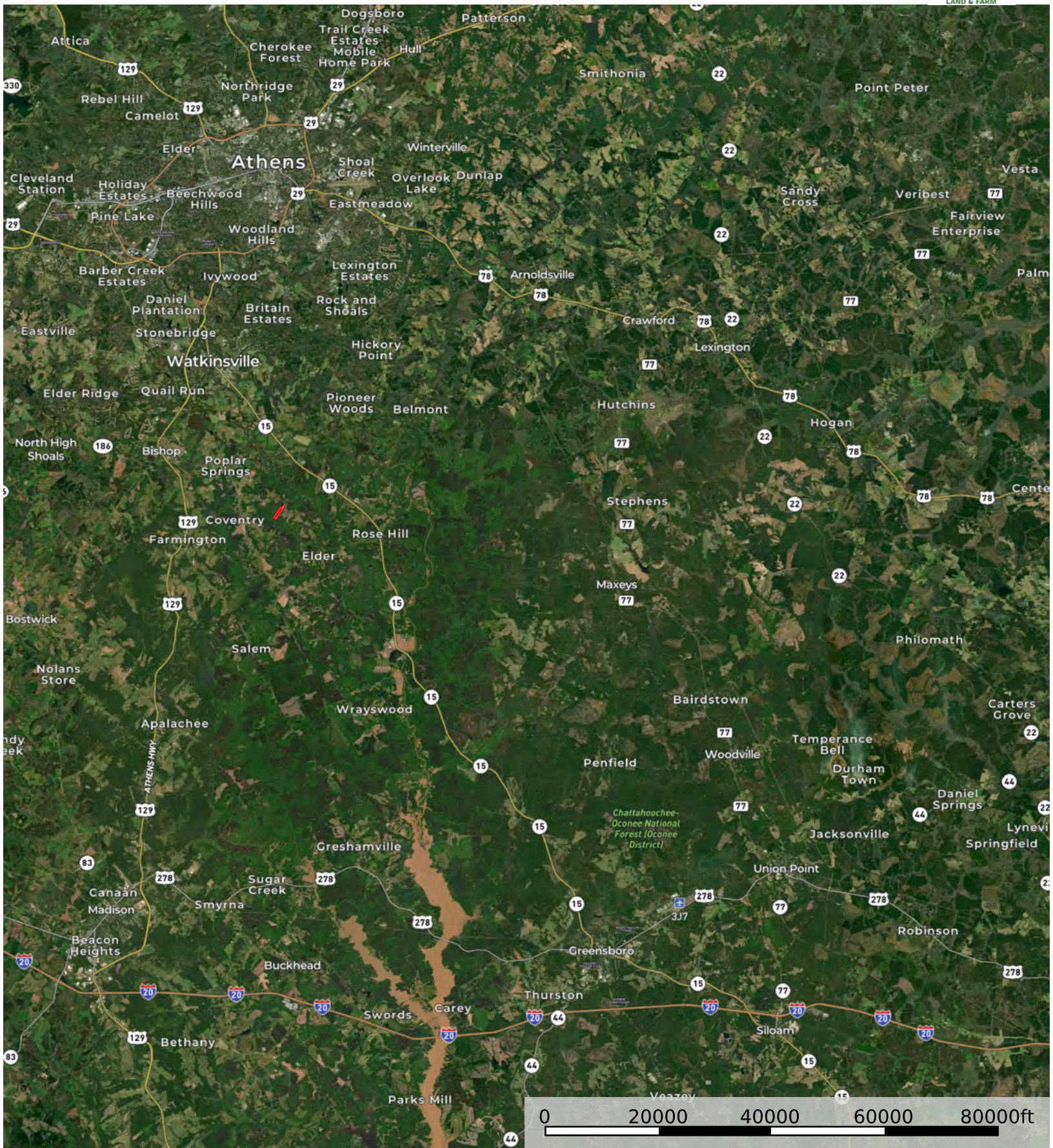


 Boundary  Stream, Intermittent  River/Creek  Water Body



Little Rose Creek

Oconee County, Georgia, 20.02 AC +/-



Boundary

BOUNDARY SURVEY OF 22.06 ACRES

THE FOLLOWING GOVERNMENTAL BODIES HAS
AFFIRMED THAT APPROVAL IS NOT REQUIRED.

PLANNING & ZONING ADMINISTRATOR DATE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-61, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPILED WITH THE MINUT TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-61.

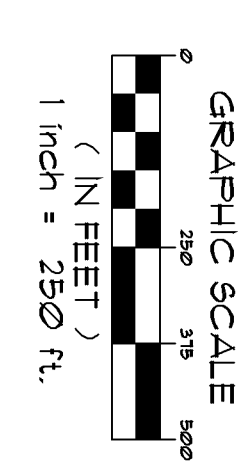
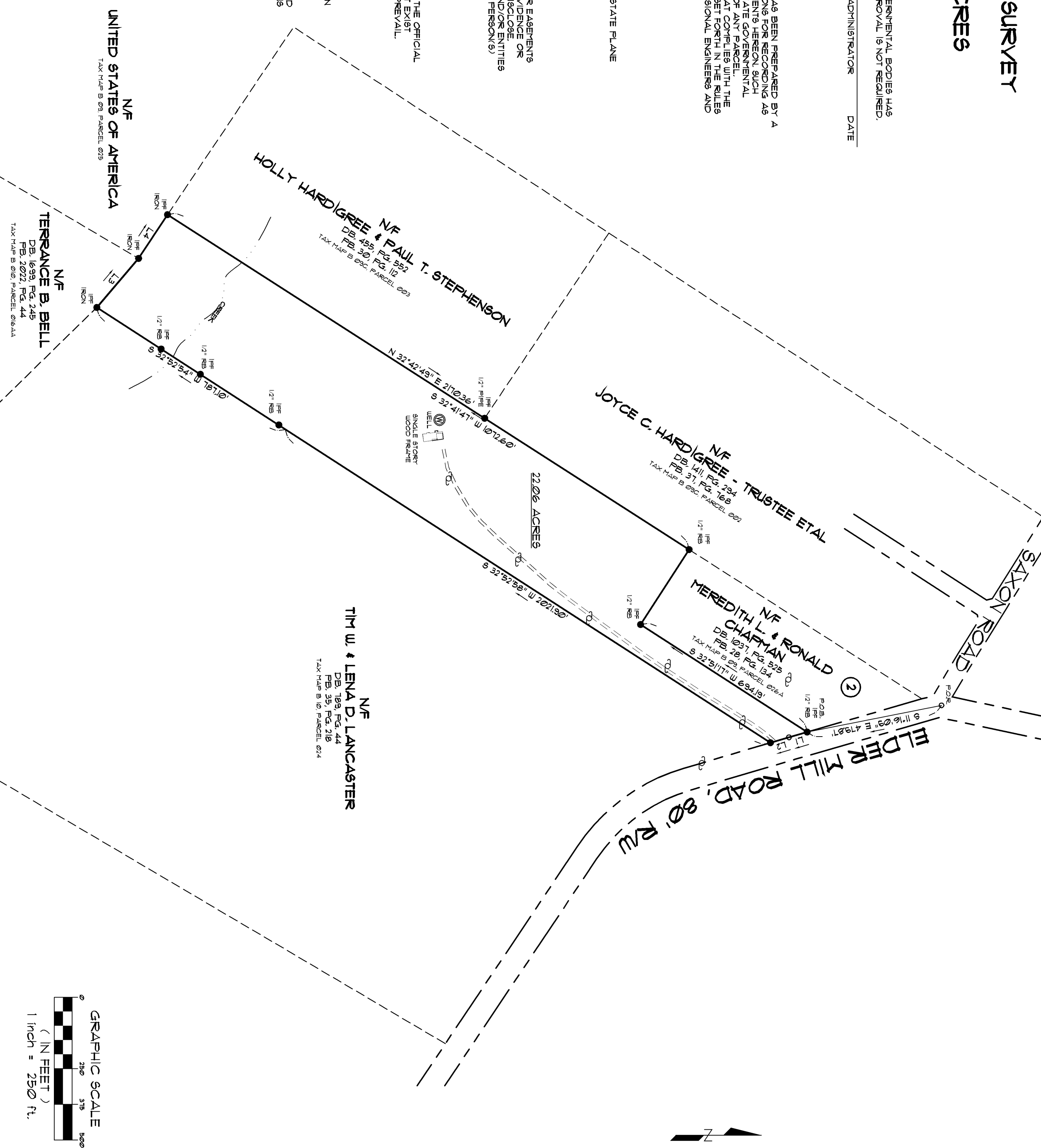
THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE, 1994 HARN ADJUSTMENT.

NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH THAT DISCLOSE ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

THIS SURVEY COMPILED WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-61, IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

NOTES:
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCA).
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A THE PORTAL WITH A RESOLUTION OF 300 DPI, SUBMITTED TO THE E-FILEING PORTAL AT THE GSCCA WEBSITE.

LINE	LENGTH	BEARING
L1	66.21	S16°10'33"E
L2	61.42	S16°11'01"E
L3	225.92	N49°32'58"W
L4	183.48	N56°31'25"W



GRAPHIC SCALE
(IN FEET)
1 inch = 250 ft.

KL COSTELLO, LLC

GMD, 225, OCONEE COUNTY, GEORGIA

TANNER
4 ASSOCIATES - LAND SURVEYORS

BRENT E. TANNER 478-278-9492
1856 WALKER DAIRY ROAD
DUBLIN, GEORGIA 31021

DATE	REVISIONS	BY

REGISTRATION
NO. 3250
BRENT E. TANNER
SURVEYOR

DATE: 12/15/23

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 200,000 AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.
AFTER REVIEW OF THE FEMAL FLOOD INSURANCE RATE MAP 150453 - 085 - E DATED 09/15/22, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE 'X'.
INSTRUMENT USED: CARLSON BRXL RTK SYSTEM AND CARLSON SURVEYOR 2 DATA COLLECTOR

FILE NO.	DATE	DESCRIPTION
B102292	12/15/23	DATE OF FILING
FILE NO.	12/15/23	DATE OF FILING
FILE NO.	12/15/23	DATE OF FILING