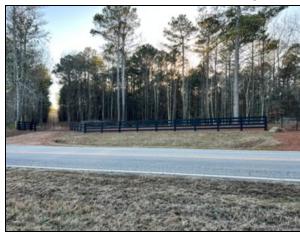
Listing ID: 10458548

## 1800 Elder Mill Watkinsville Offered at \$878,800

16 Acres
 Mature hardwood and pines

Interior creek
Frontage on Little Rose Creek
Home ready for your Imagination
Incredible Location











Rare chance to own 16± acres in one of Oconee's most sought-after locations—just minutes from Elder Mill Covered Bridge and Hwy 15. Surrounded by estate homes and farmland, this property offers privacy, natural beauty, and long-term value.

New four-board fence & gated entry

Mature hardwoods & pines

Two creeks + bridge to secluded 4-acre hardwood stand

Backs to USDA-protected land, Trails throughout—ideal for estate, equestrian use, or retreat

Includes a 3BR/2BA home with new roof, gutters, and decks. Interior cleared to sheetrock stage—ready for your vision. Basement framed for expansion.

Come walk it. You'll see the value. Call Mark Costello for a private tour: 706-207-5850



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List office: Timberline Land & Farm (706) 207-5850