

1717 Jj Club
Rentz
Offered at \$134,900

- 20.46 +/- Acres
- Potential Sub-division
- Level gently sloping lot
- Paved road frontage



Spacious Land Opportunity in Rentz, GA Located just south of Dublin in the charming town of Rentz, this beautiful tract of land offers the perfect mix of open space and natural woods. With mostly level terrain and a scenic wooded area at the back, this property is ideal for building your dream home, starting a family farm, or creating a private retreat in a peaceful rural setting. Beyond its residential potential, this land also presents an excellent development opportunity, with the possibility of dividing into 10 separate lots. Conveniently situated just 2 miles from Southwest Laurens Elementary School and only 10 miles from I-16, it offers quick access to schools, shopping, and essential amenities while maintaining the tranquility of country living. Don't miss out on this exceptional opportunity-call Mark Costello at 706-207-5850 for more details or to schedule a viewing. Owner is a licensed real estate broker in the State of Georgia.



Mark Costello
Broker
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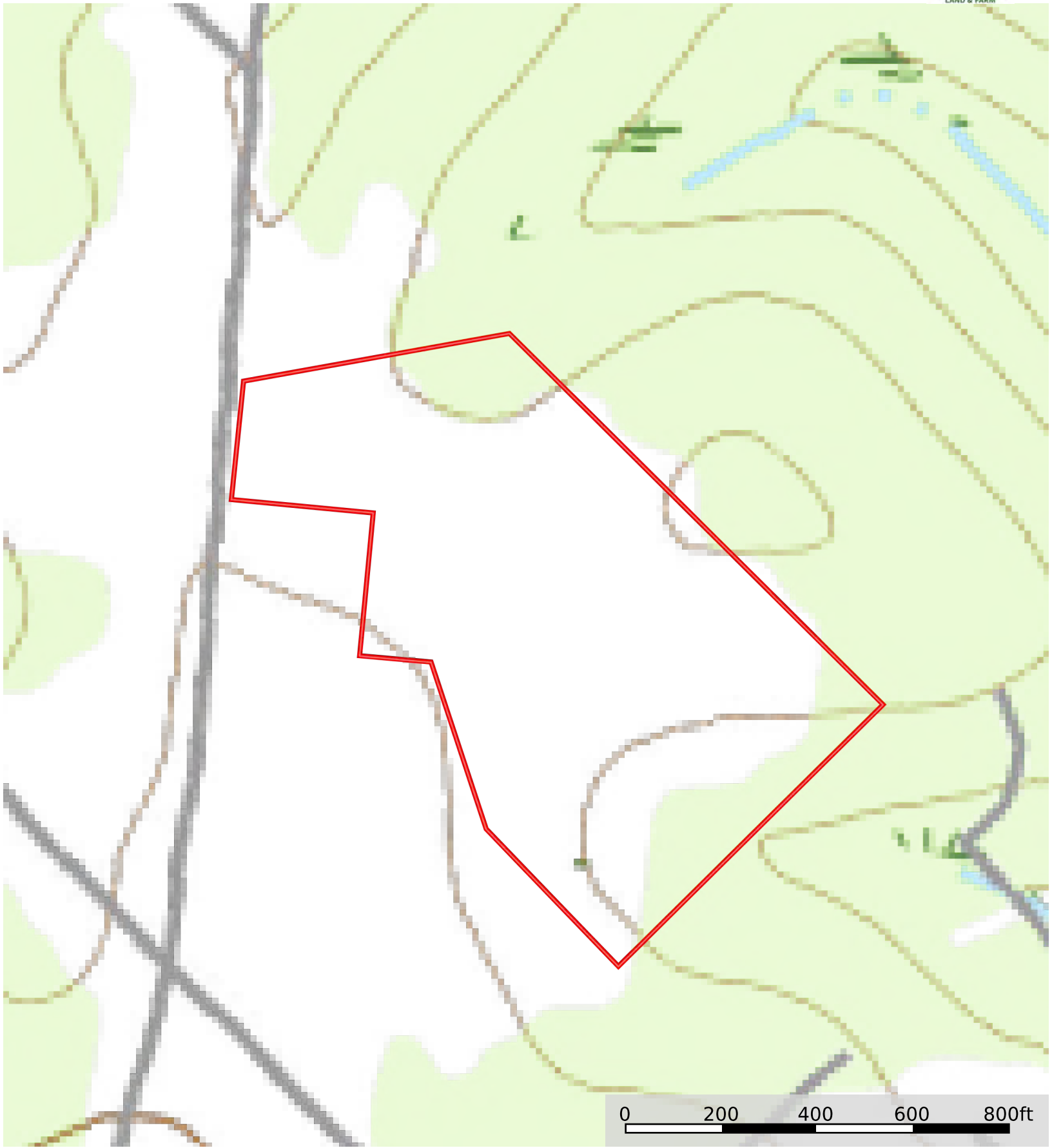


All measurements and figures are approximate. Source of information is deemed reliable, but not verified.





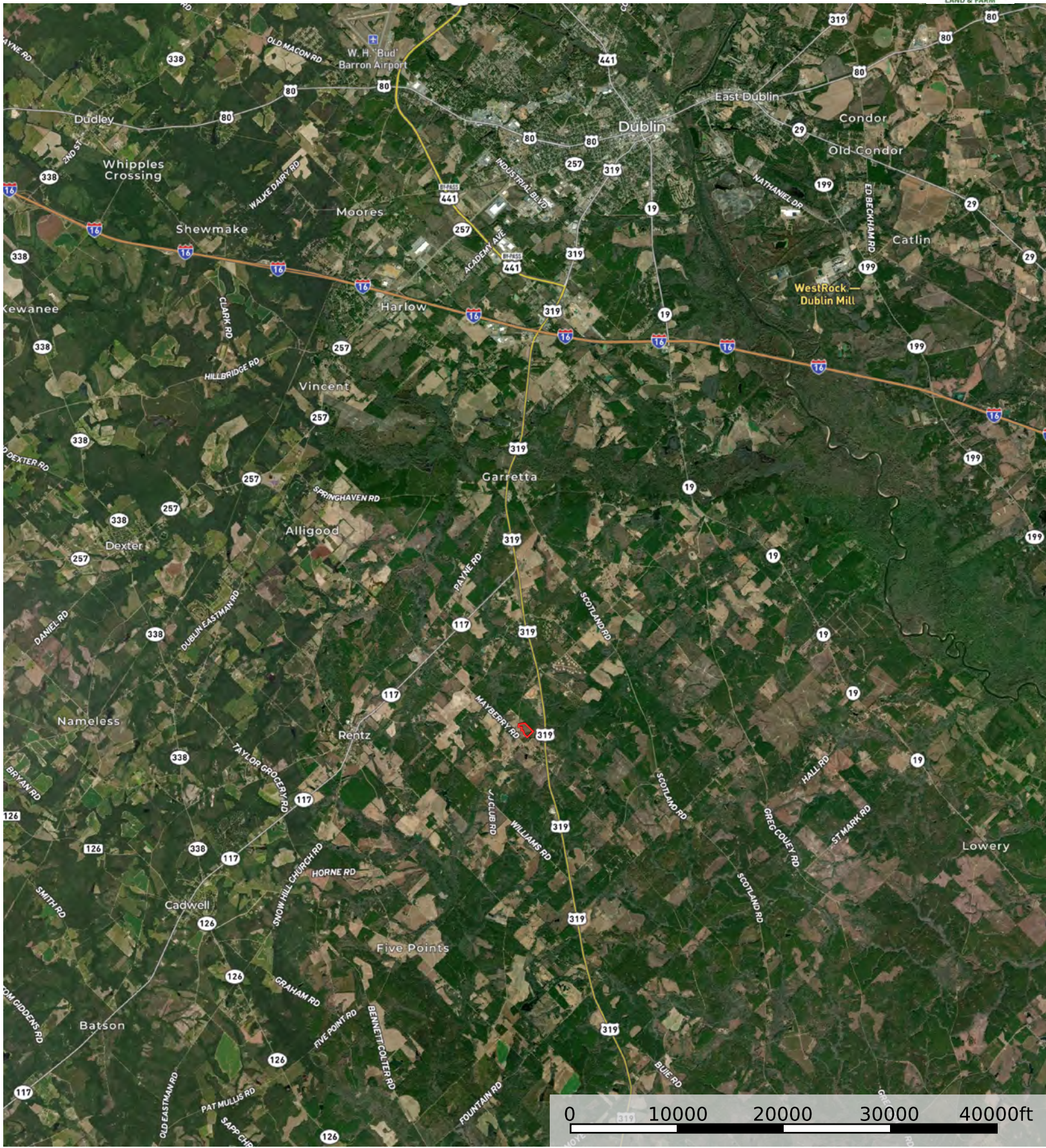
Boundary



 Boundary

Laurens Farm

Laurens County, Georgia, 20.02 AC +/-



Boundary

SUBDIVISION PLAT OF 2002 ACRES

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

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL 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 OCGA SECTION 15-6-67.

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 MAY 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 COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS 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 TIF FORMAT WITH A RESOLUTION OF 300 DPI, SUBMITTED TO THE E-FILING PORTAL AT THE GSCCA WEBSITE.

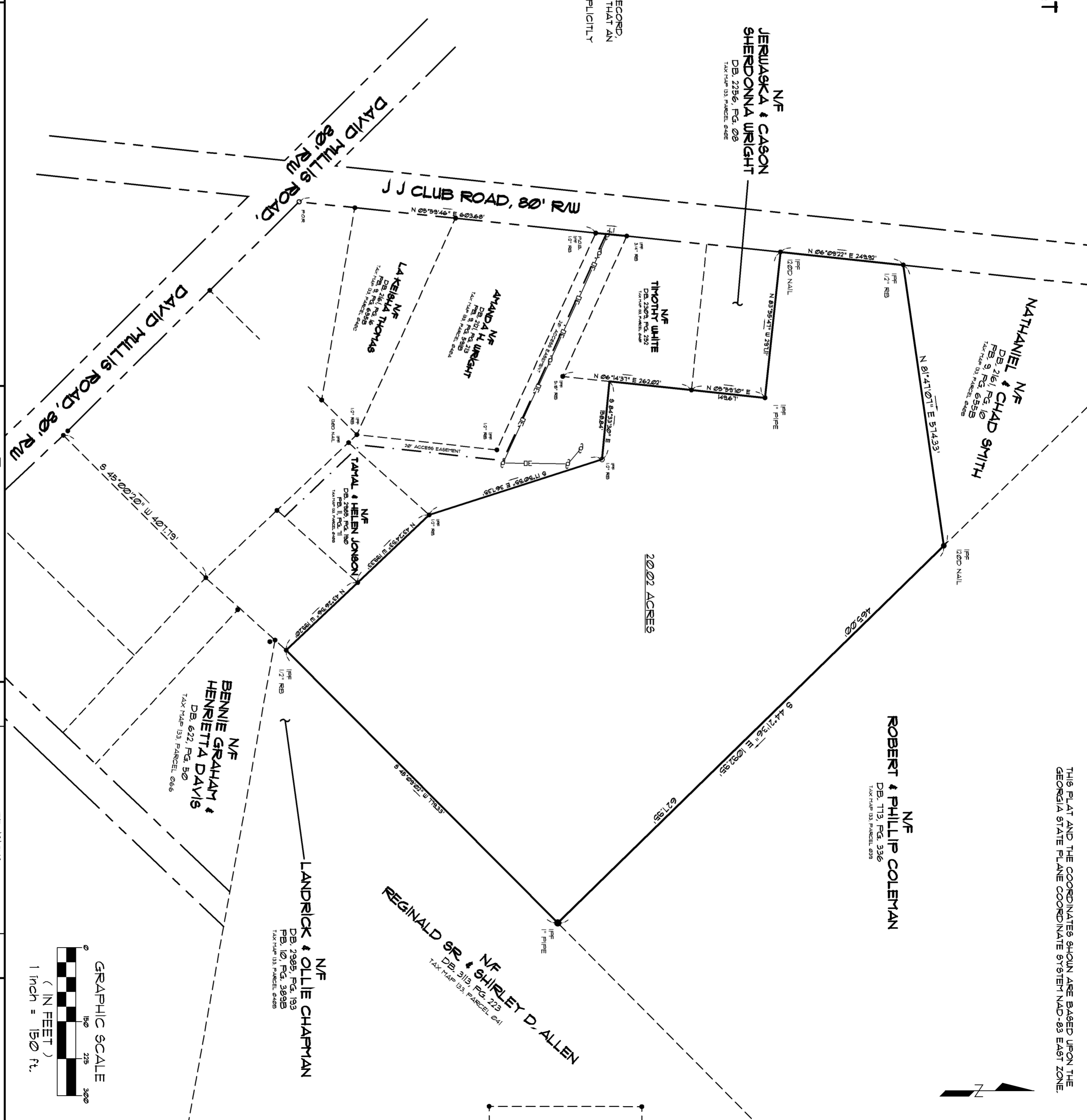
LINE	LENGTH	BEARING
L1	62.94	N05°59'22"E
L2	150.00	N05°59'22"E
L3	80.00	N06°09'22"E
L4	169.92	N06°09'22"E
L5	23.41	N44°09'13"W

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 282,758 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 FEMTA FLOOD INSURANCE RATE MAP 150462 - 02B - C, DATED 12/17/07, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE "X".

INSTRUMENT USED: TOPCON GRA-11 RTK SYSTEM



DATE	REVISIONS	BY

SURVEYED FOR
LAURENS LAND I, LLC
LL, 188, 17TH LD, GMD, 343, LAURENS COUNTY,
GEORGIA

TANNER
A SURVEYORS - LAND SURVEYORS
BRENT E. TANNER 478-278-9492
1856 WALKE DAIRY ROAD
DUBLIN, GEORGIA 31021

DATE: 9/27/22