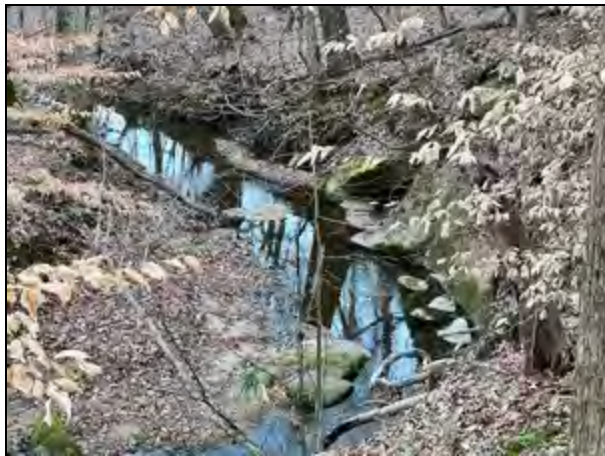


Listing ID: 10458548

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



Mark Costello
Broker
Timberline Land & Farm
180 Green Hills Road
Athens, GA 30605
Office: (706) 207-5850
mark@timberlinelandandfarm.com
<http://www.timberlinelandandfarm.com>



Timberline Land & Farm

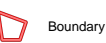
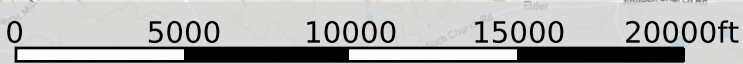
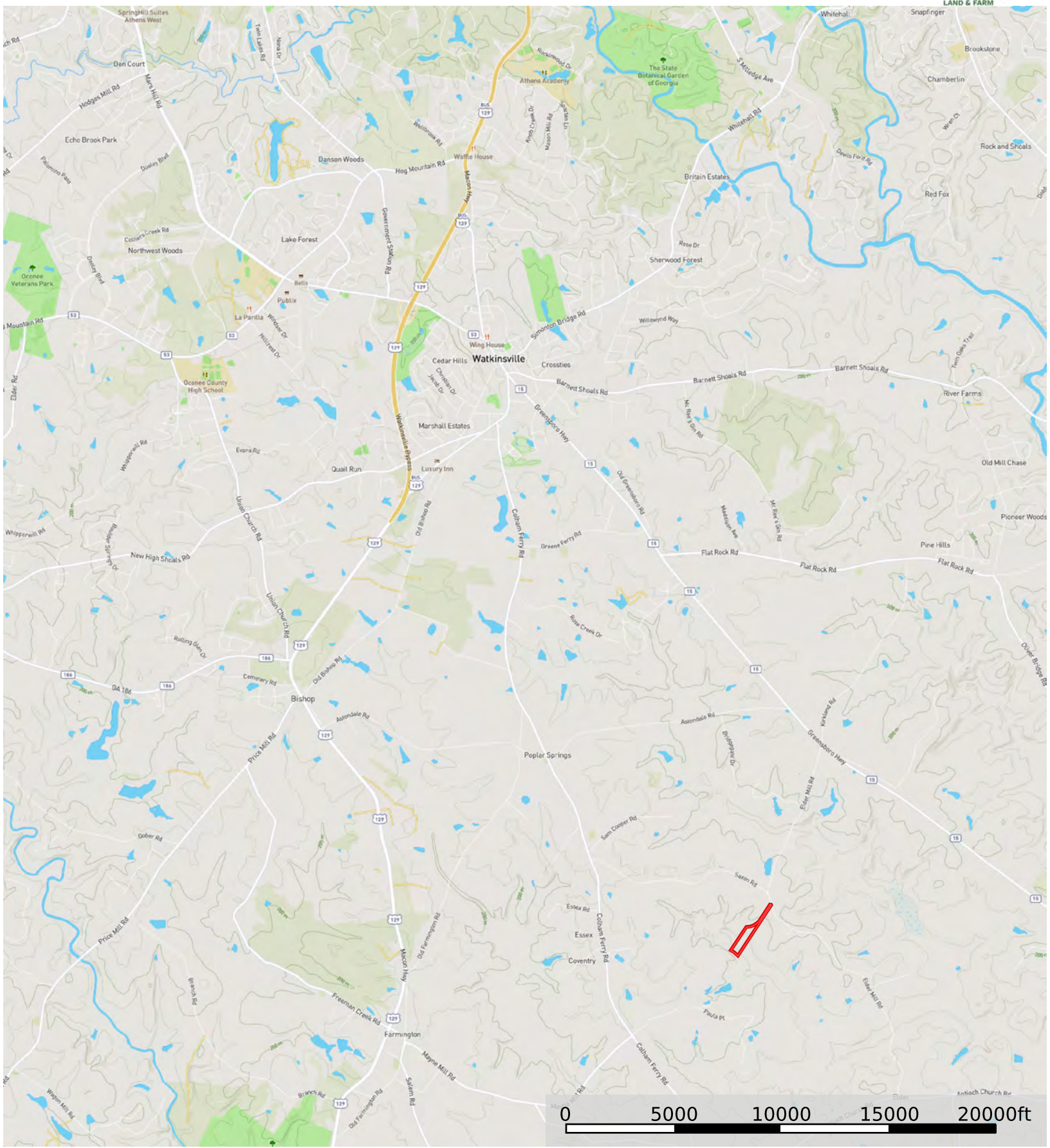
List office: Timberline Land & Farm (706) 207-5850

16 acres-Elder Mill
Georgia, AC +/-



Boundary

16 acres-Elder Mill
Georgia, AC +/-



Boundary



 Boundary

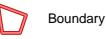
16 acres-Elder Mill
Georgia, AC +/-



Google

Imagery ©2025

0 200 400 600 800ft



Boundary

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

PLANNING & ZONING ADMINISTRATOR	DATE
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SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF OCGA SECTION 5-6-6¹, 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 THEREON, SUCH AS MAY BE REQUIRED BY ANY APPLICABLE LOCAL JURISDICTIONS, AND BY THE SIGNATURE OF THE LAND SURVEYOR, EITHER IN PERSON OR BY POWER OF ATTORNEY, AND BY THE SIGNATURE OF THE PERSONAL BODIES OF ANY FIDUCIARY OR USER OF THE PLAT, AS TO THE UNDEVELOPED LAND OF THE PERSON. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINUTE 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 OCGA SECTION 5-6-6¹.

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 DISCLOSE, 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 (OCCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

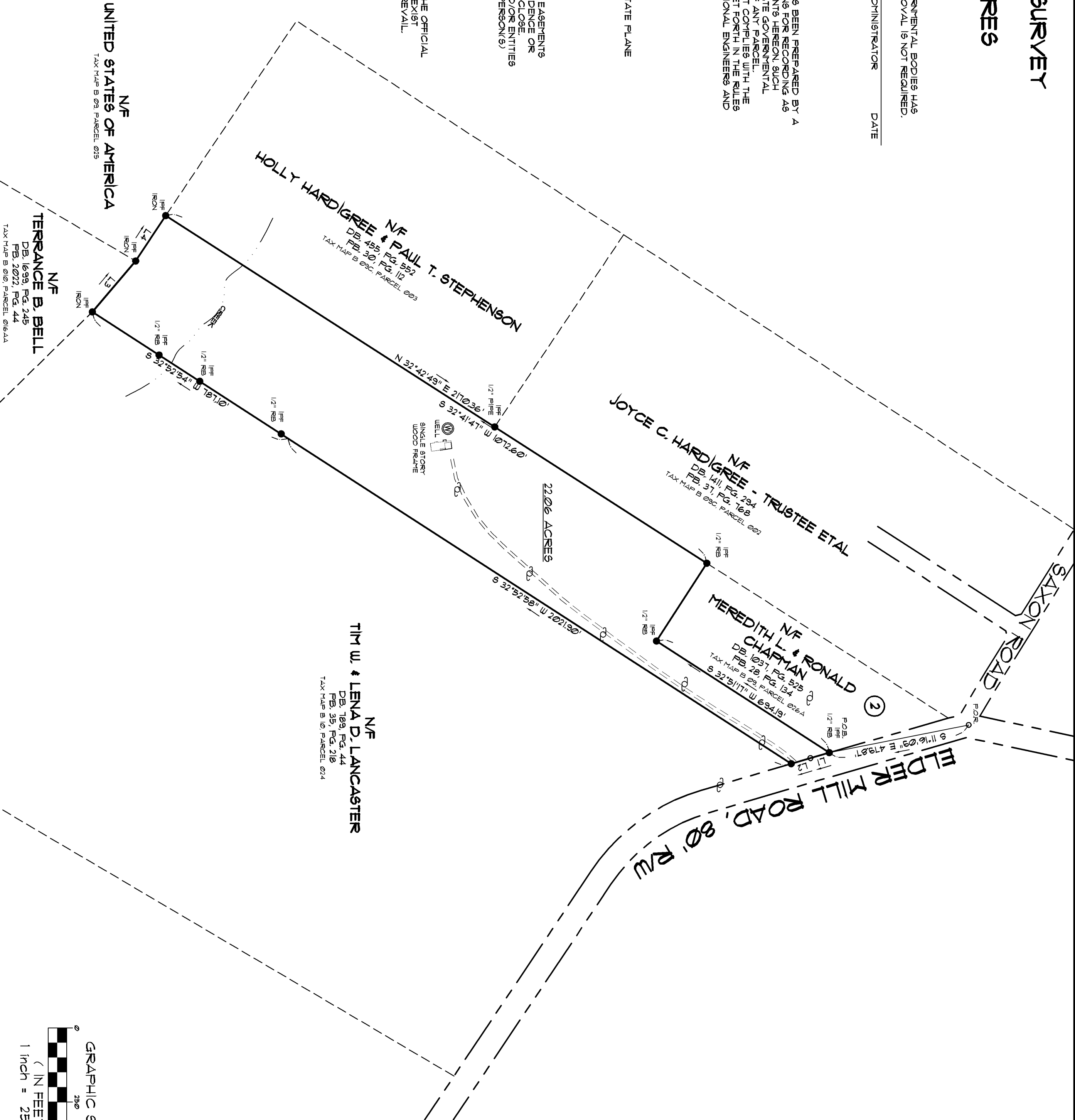
NOTES:

A) ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL: 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 FORMALIZED 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-FILE FORMAL AT THE GSCCA WEBSITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.21	S16°10'33"E
L2	67.142	S16°11'01"E
L3	225.92	N49°32'58"W
L4	183.418	N56°31'25"W

[illegible]