

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.

