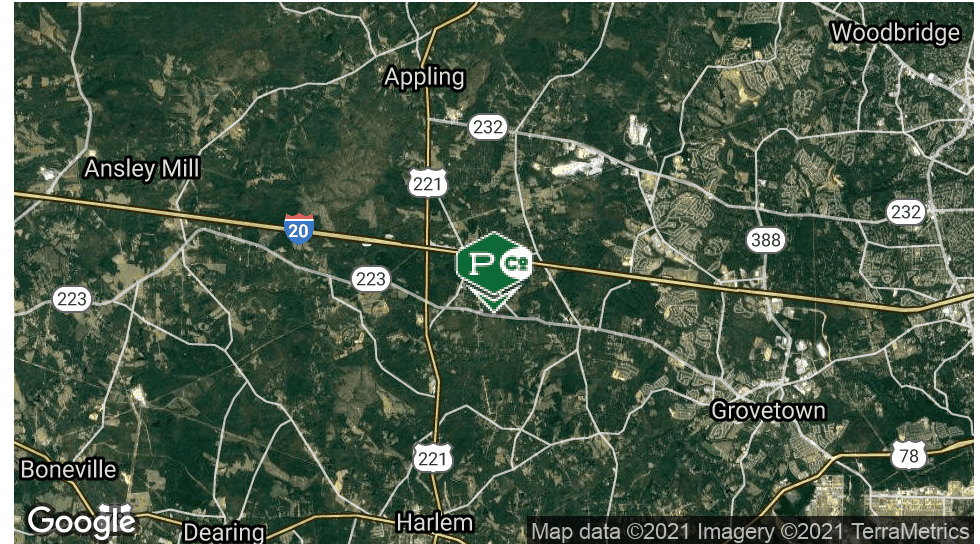


CONNELL FARMS

6110 Wrightsboro Road , Harlem , GA 30814



OFFERING SUMMARY

Sale Price:	\$125,000 - \$270,000
Available SF:	
Lot Size:	5 Acres
Price / Acre:	\$25,000
Zoning:	RA
Market:	Harlem
Submarket:	Greenpoint

PROPERTY OVERVIEW

Connell Farms has 27 lots consisting of mainly 5-6 Acre lots. The property is served by County Water and Private Septic Systems. The lots have been partially cleared and ready for your custom home. Minimum building square footage is 2,500 heated.

PROPERTY HIGHLIGHTS

- Located in Harlem near Greenpoint community
- Schools are Euchee Creek, Harlem Middle and Harlem High
- County Water
- Private Streets
- 2,500sf Heated Minimum home size
- Lots have been partially cleared

LIONEL PRATHER

706.407.4648

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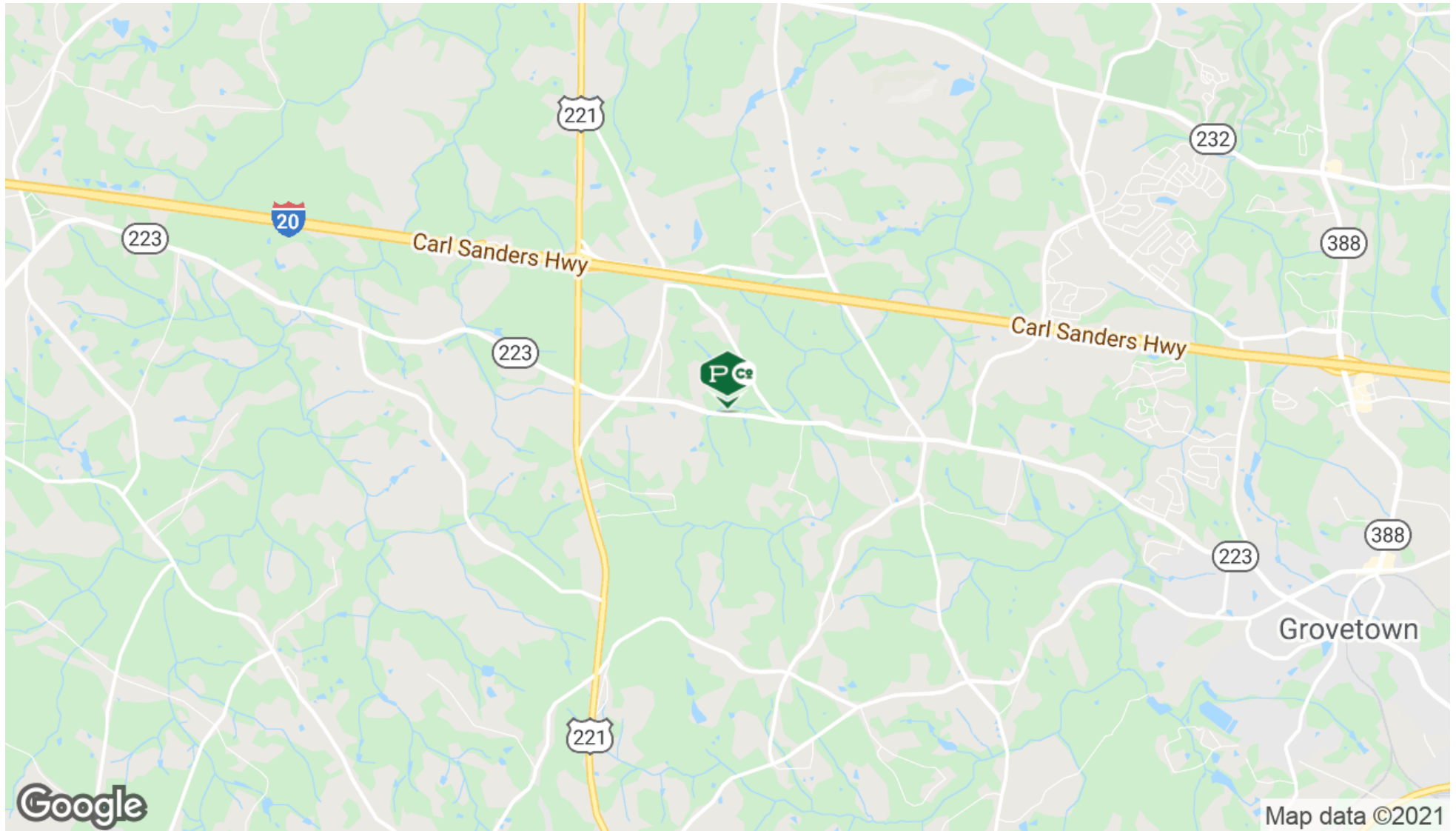
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Sale Price

\$125,000 - \$270,000

LOCATION INFORMATION

Building Name	Connell Farms
Street Address	6110 Wrightsboro Road
City, State, Zip	Harlem , GA 30814
County	Columbia
Market	Harlem
Sub-market	Greenpoint
Cross-Streets	Wrightsboro Road

BUILDING INFORMATION

Number of Lots	27
Best Use	Residential Custom Homes
Free Standing	No

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	RA
Topography	Rolling

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water	Yes
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OF LOTS 27 | TOTAL LOT SIZE 5.0 - 18.18 ACRES | TOTAL LOT PRICE \$125,000 - \$270,000 | BEST USE

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	330 Shagbark Way		Residential	5.74 Acres	\$143,500	
Available	2	340 Shagbark Way		Residential	5.15 Acres	\$128,750	
Available	3	350 Shagbark Way		Residential	5.12 Acres	\$128,000	
Pending	4	360 Shagbark Way		Residential	5.07 Acres	\$126,750	
Pending	5	370 Shagbark Way		Residential	5.06 Acres	\$126,500	
Available	6	380 Shagbark Way		Residential	5.28 Acres	\$132,000	
Pending	7	390 Shagbark Way		Residential	5.8 Acres	\$145,000	
Pending	8	400 Shagbark Way		Residential	5.19 Acres	\$129,700	
Pending	9	410 Shagbark Way		Residential	5.2 Acres	\$130,000	
Pending	10	420 Shagbark Way		Residential	5.26 Acres	\$131,500	
Available	11 and 12	430-425 Shagbark Way		Residential	18.18 Acres	\$270,000	
Available	13	400 Shagbark Way		Residential	5 Acres	\$125,000	
Pending	14	2120 Shell Point Court		Residential	5.01 Acres	\$125,250	
Pending	15	2125 Shell Point Court		Residential	5.49 Acres	\$137,250	
Pending	16	405 Shagbark Way		Residential	5.09 Acres	\$127,250	
Available	17	395 Shagbark Way		Residential	5.48 Acres	\$137,000	
Available	18	385 Shagbark Way		Residential	6.11 Acres	\$152,750	
Available	19	375 Shagbark Way		Residential	6.07 Acres	\$151,750	
Available	20	365 Shagbark Way		Residential	5.89 Acres	\$147,250	
Available	21	355 Shagbark Way		Residential	5.68 Acres	\$141,500	
Available	22	345 Shagbark Way		Residential	5.48 Acres	\$137,000	



CONNELL FARMS

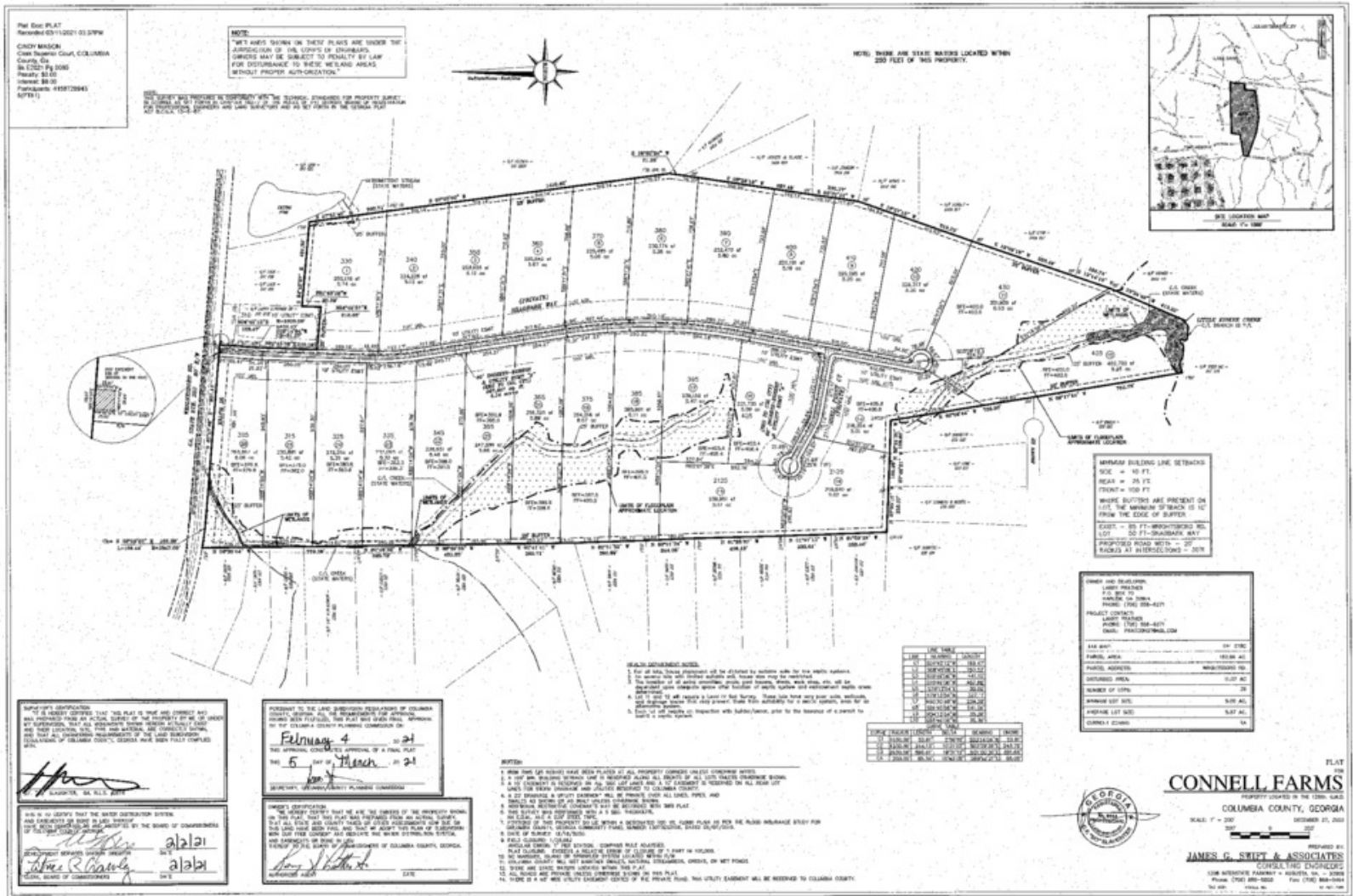
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STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	23	335 Shagbark Way		Residential	5.33 Acres	\$133,250	
Available	24	325 Shagbark Way		Residential	5.35 Acres	\$133,750	
Available	25	315 Shagbark Way		Residential	5.42 Acres	\$135,500	
Available	26	305 Shagbark Way		Residential	6.06 Acres	\$151,500	



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