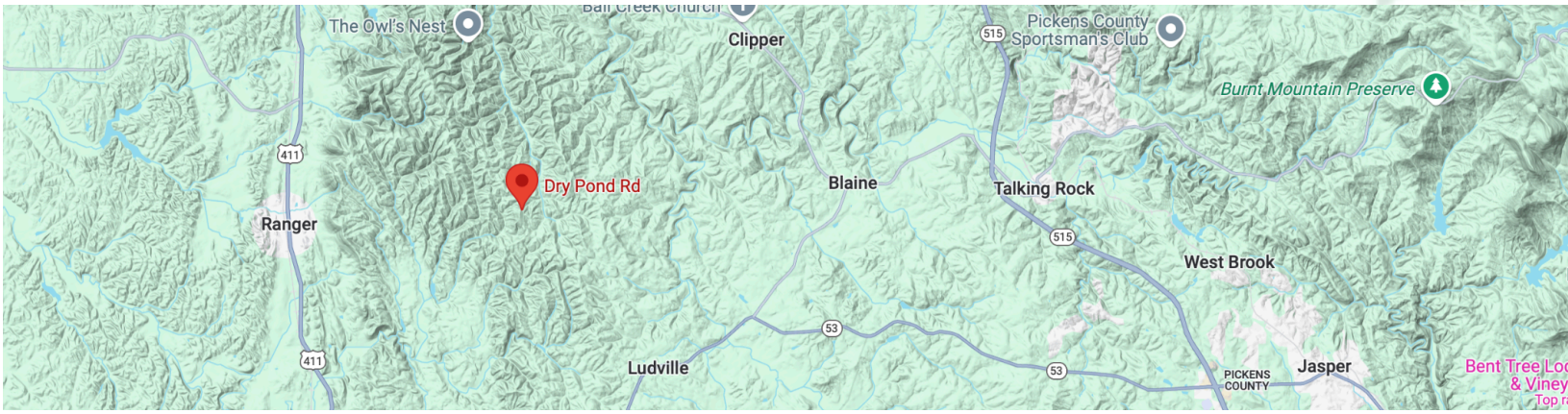
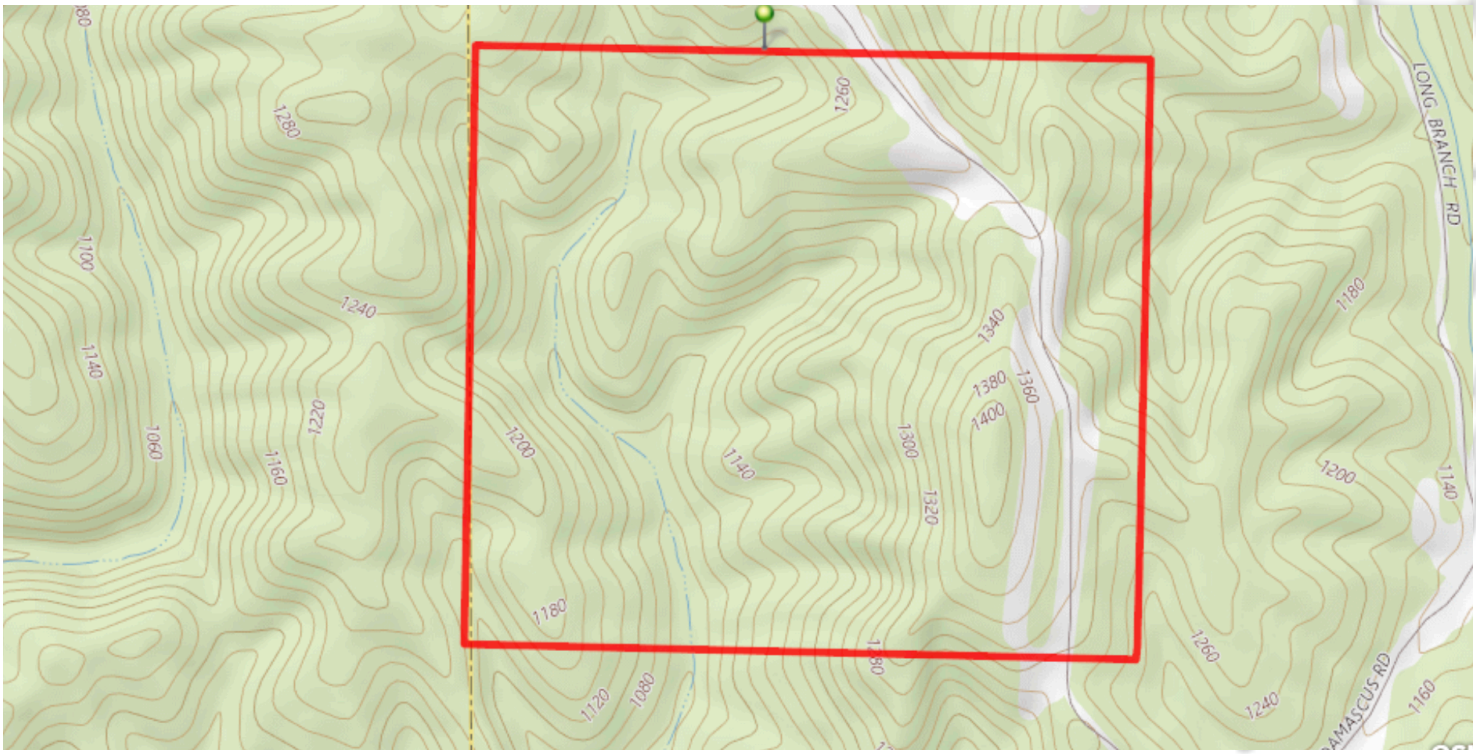
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9 Estate lots ranging from 10-12.8 Acres Pickens County, Georgia

FOR SALE: $24,000/AC

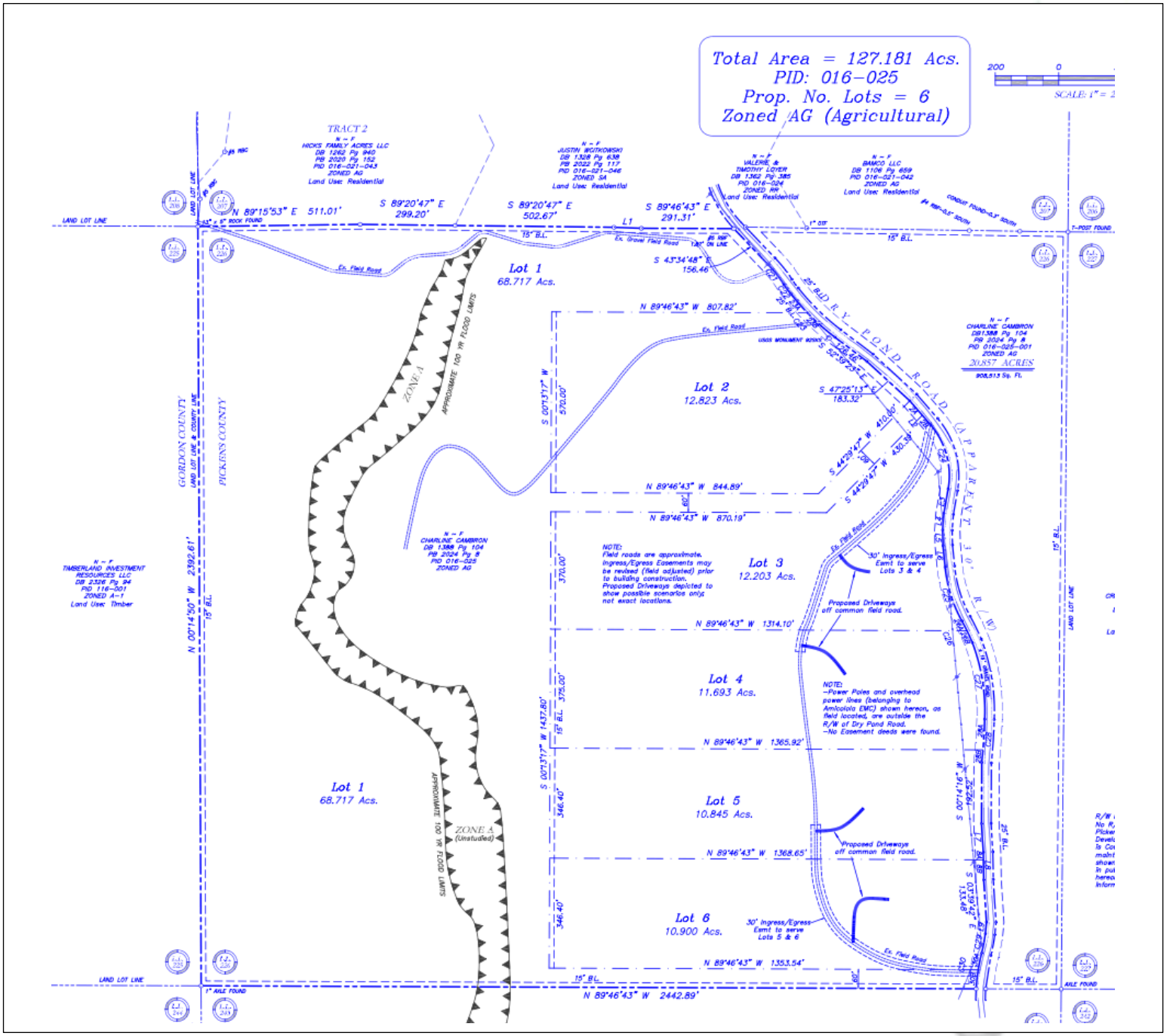
Address: 0 Dry Pond Road Ranger Georgia 30734 | **Parcel ID**: 016 025 001 & 039.3.4.002.000 Zoning: AG
Pickens 2023-2027 Comprehensive Plan: **Setbacks: F:**25' **S:**15' **R:**15'
Long Range Mountain Views - Large Private Estate lots | **NO HOA |** Mountain Creeks- 40% Mature Mixed Hardwoods - 60% Planted Pines
Access: Gravel Public Road 250'+ per lot along Dry Pond Road frontage + Shared Drives/Easements| **Roads:** Internal Woods Roads
Utilities: Power: @ Dry Pond Road: Septic: Water: Wells to be drilled by future purchaser



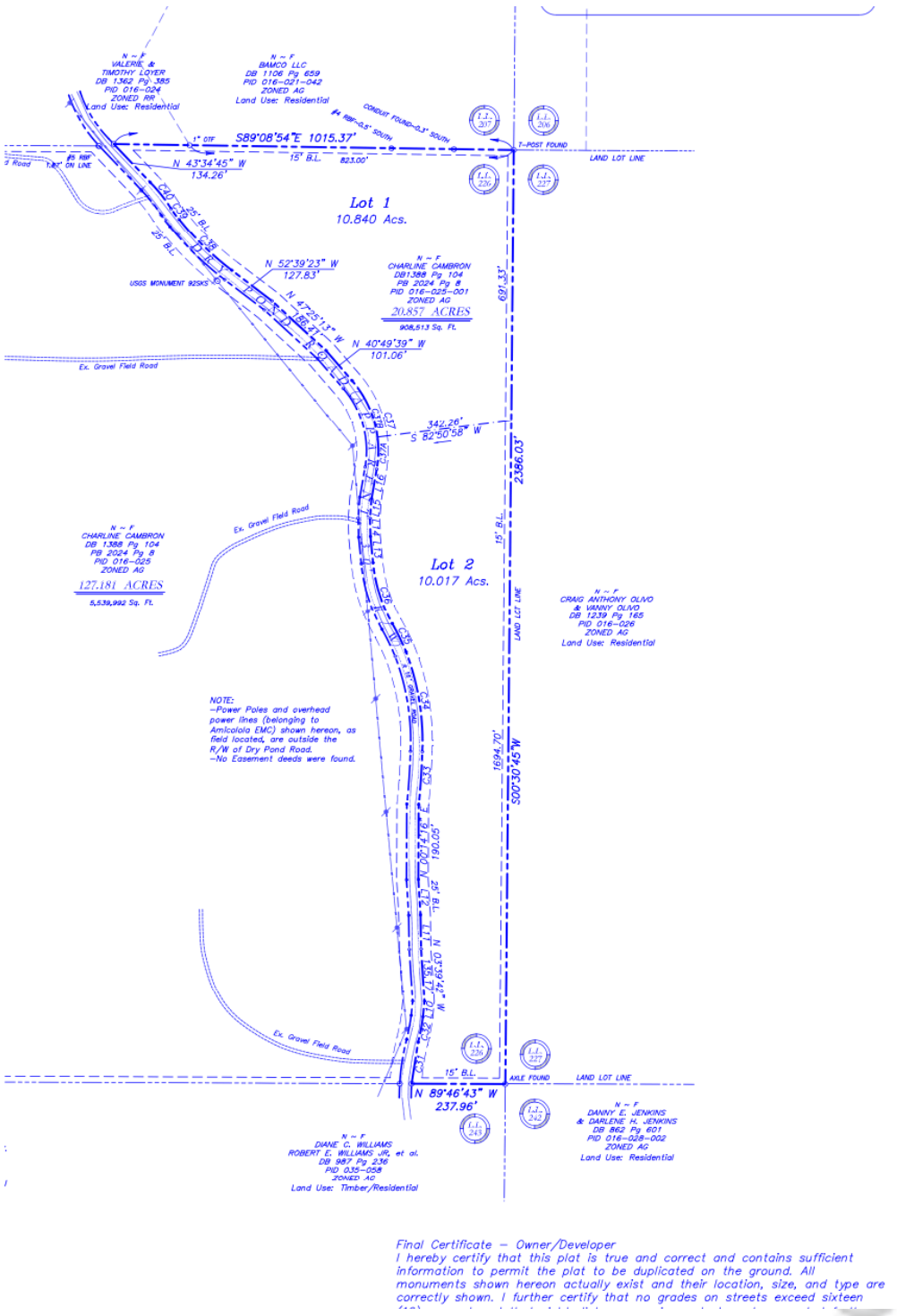


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Total Area = 127.181 Acs.
PID: 016-025
Prop. No. Lots = 6
Zoned AG (Agricultural)
SCALE: 1" = 200'
Lot 1
68.717 Acs.
Lot 2
12.823 Acs.
Lot 3
12.203 Acs.
Lot 4
11.693 Acs.
Lot 5
10.845 Acs.
Lot 6
10.900 Acs.
Lot 1
68.717 Acs.
DRY POND ROAD (APPARENT 40' R/W)
ZONE A
APPROXIMATE 100 YR FLOOD LIMITS
ZONE A (Unstudied)
GORDON COUNTY
PICKENS COUNTY
LAND LOT LINE
15' B.L.
N 89°15'53" E 511.01'
S 89°20'47" E 299.20'
S 89°20'47" E 502.67'
S 89°46'43" E 291.31'
S 43°34'48" E 156.46
N 89°46'43" W 807.82'
N 89°46'43" W 844.89'
N 89°46'43" W 870.19'
N 89°46'43" W 1314.10'
N 89°46'43" W 1365.92'
N 89°46'43" W 1368.65'
N 89°46'43" W 1353.54'
N 89°46'43" W 2442.89'
N 00°14'50" W 2392.61'
S 00°13'17" W 570.00'
S 00°13'17" W 370.00'
S 00°13'17" W 1437.80'
346.40'
S 47°25'13" E 183.32'
S 44°29'47" W 410.60'
S 44°29'47" W 430.56'
S 00°14'16" W 1422.22'
S 01°19'48" E 1334.48'
NOTE: Field roads are approximate. Ingress/Egress Easements may be revised (field adjusted) prior to building construction. Proposed Driveways depicted to show possible scenarios only, not exact locations.
30' Ingress/Egress Esmt to serve Lots 3 & 4
Proposed Driveways off common field road.
NOTE: --Power Poles and overhead power lines (belonging to Amicalola EMC) shown hereon, as field located, are outside the R/W of Dry Pond Road. --No Easement deeds were found.
Proposed Driveways off common field road.
30' Ingress/Egress Esmt to serve Lots 5 & 6
Ex. Field Road
Ex. Gravel Field Road
TRACT 2
N ~ F
HICKS FAMILY ACRES LLC
DB 1262 Pg 940
PB 2020 Pg 152
PID 016-021-043
ZONED AG
Land Use: Residential
N ~ F
JUSTIN WOTKOWSKI
DB 1328 Pg 639
PB 2022 Pg 117
PID 016-021-046
ZONED SA
Land Use: Residential
N ~ F
VALERIE & TIMOTHY LOYER
DB 1362 Pg 385
PID 016-024
ZONED RR
Land Use: Residential
N ~ F
BANCO LLC
DB 1106 Pg 659
PID 016-021-042
ZONED AG
Land Use: Residential
N ~ F
CHARLINE CAMBRON
DB 1388 Pg 104
PB 2024 Pg 8
PID 016-025-001
ZONED AG
20.857 ACRES
908,513 Sq. Ft.
N ~ F
CHARLINE CAMBRON
DB 1388 Pg 104
PB 2024 Pg 8
PID 016-025
ZONED AG
N ~ F
TIMBERLAND INVESTMENT RESOURCES, LLC
DB 2326 Pg 84
PID 116-001
ZONED A-1
Land Use: Timber
1" RBF
1" OTF
1" RBF
1" OTF
1" RBF
1" OTF

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