

Here is the information about the parcels I currently have in Waycross Georgia for sale. I have several maps for the properties, one is a seasonal wetlands map, the blue areas are the wetland areas. The maps will come in a different email. Each property will have some wetlands on them. The wetlands are seasonal meaning they are affected by the water table. When we have an abundance in our water table parts of the property may get muddy or mushy. They are not swamp or marsh lands. During times of low tables, the property is typically dry and presents no problems. Another map is the flood map, the stripes are the 100 year flood plain (flood zone A) and the solid white areas are the "no" flood plain. The 100 year flood plain means you have a 1% chance of flooding in any year. It is buildable.

1A- 96.3 acres for \$1,200 per acre (private road frontage) timber value
2A- 40 acres for \$1,200 per acre (private road frontage) timber value
10G-3 - 40 acres for \$1,100 per acre (county road frontage)
65A- 36.88 acres for \$1,300 per acre (paved road frontage)

If you want to use google maps; The road names are Ammons, Cloughs Bay, Gooding Bay, McDonald, and Gibson Rd. The road on the North of the map is called SR 122 (Carswell Ave) and the road on the South side is US Hwy 84 (Old Valdosta Hwy).

It is not restricted, so you can build or put in a mobile or have a camper. The cost of the electricity will depend on the area that you choose. There are power lines and phone lines down Ammons & McDonald Road & Cloughs Bay Road & Gooding Bay Road.

You can view the parcels on my website www.afgtristaterealty.com look for the tab "Georgia land for sale.

Please call me if you need any other information

Thanks