

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 that part of the property may get muddy or mushy. They are not considered swamp or marsh lands. During times of low water tables, the property is typically dry and presents no problems. Another map is the flood map, the blue area is the 100 year flood plain (flood zone A). 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

1E- 29.73 acres for \$1,400 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](http://www.afgtristaterealty.com) look for the tab "Georgia land for sale.

Please call me if you need any other information

Thanks