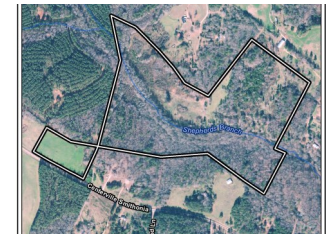


Squirrel Hollow Farm



+/- 84.88 Acres | Smithonia Road | Oglethorpe County, GA | 30629

Southern Land Exchange is proud to present this +/- 85 acre recreational tract in Oglethorpe County. The property is located on Smithonia Road, a highly sought after location smack dab in the middle of the Colbert, Comer, and Crawford. The property sits only 16 miles from Athens, GA putting the drive time at 24 minutes. The property is a mix of open and wooded acreage with a beautiful 7-acre pasture fronting Smithonia Road. The property offers over 700 ft of frontage on Smithonia Road as well as 2,650 ft on Shepherd's Branch. If you have been looking for a recreational tract in Oglethorpe County that is a manageable size and conveniently located, this is the tract for you. Come see it for yourself. For more information, call Travis Ebbert with Southern Land Exchange at 706-614-8840.

Travis Ebbert

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

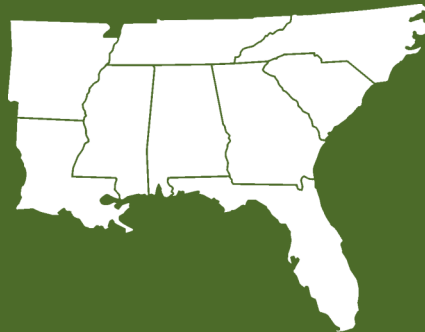
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**Southern
Land Exchange**