

# FOR SALE!

COFFEE COUNTY  
GEORGIA

*6 Acres With  
Community Water  
Available - 1 Hour From  
Tifton, GA*

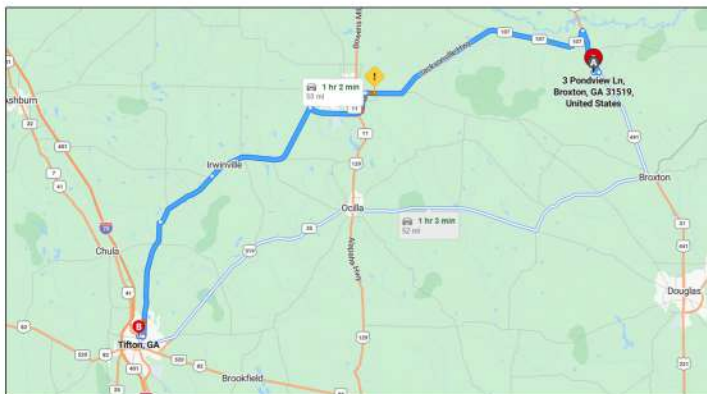


*A quiet slice of rural Georgia with double  
road-frontage and mobile homes allowed!*

**Parcel ID:** 0051-006Ab  
**Acreage:** 5.94 Acre  
**Location:** 0 Will Smith Rd, Broxton, GA 31519  
**Topography:** Flat  
**Flood Plain:** No Flood Plain  
**Zoning:** AG  
**Road Access:** Dirt Road  
**Power:** At Road  
**Water:** Well or Alternative Source Needed  
**Septic:** Septic or Alternative System Needed  
**Annual Property Tax:** \$210.54/yr  
**HOA / POA Dues:** N/A  
**Retail Value:** \$43,000  
**CASH PRICE: \$37,987**



*Scan QR code to  
see online listing!*



**TIERRA LAND  
COMPANY**

**Phone:** (678) 889-0889

**Fax:** (770) 844-6818

**E-mail:** elena@tierralandco.com