

FOR SALE

1501 BROBSTON LN
1501 Brobston Ln Madison, GA 30650



PROPERTY DESCRIPTION

Located in Morgan County just a few miles outside of Historic Madison, Georgia, this property has many desirable features. It has a good combination of wooded and open areas, a 1-acre pond, and just over 1200 feet of frontage along Big Indian Creek. Lots of great cover, along with several hundred acres of adjacent woodlands and agricultural fields makes this an ideal area for some of the big bucks Morgan County is known for. There are also numerous building sites on the property. Don't miss out on this opportunity to own land in one of Georgia's premier counties.

OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	111.15 Acres

David Torbert
706 347 0542



COLDWELL BANKER
COMMERCIAL
UPCHURCH REALTY

PHOTOS

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LOCATION OVERVIEW

From I-20, Exit 113, take Ga 83 north 1.4 miles to Ga 12/US 278. Take Ga 12/US 278 West for 1/2 mile, then turn south (left) onto Brownwood Road. Take Brownwood Road for 3.7 miles to Brobston Ln. Turn right onto Brobston Ln and the property is 9/10 of a mile on the right. Gate has a combination lock - call listing agent for combination.

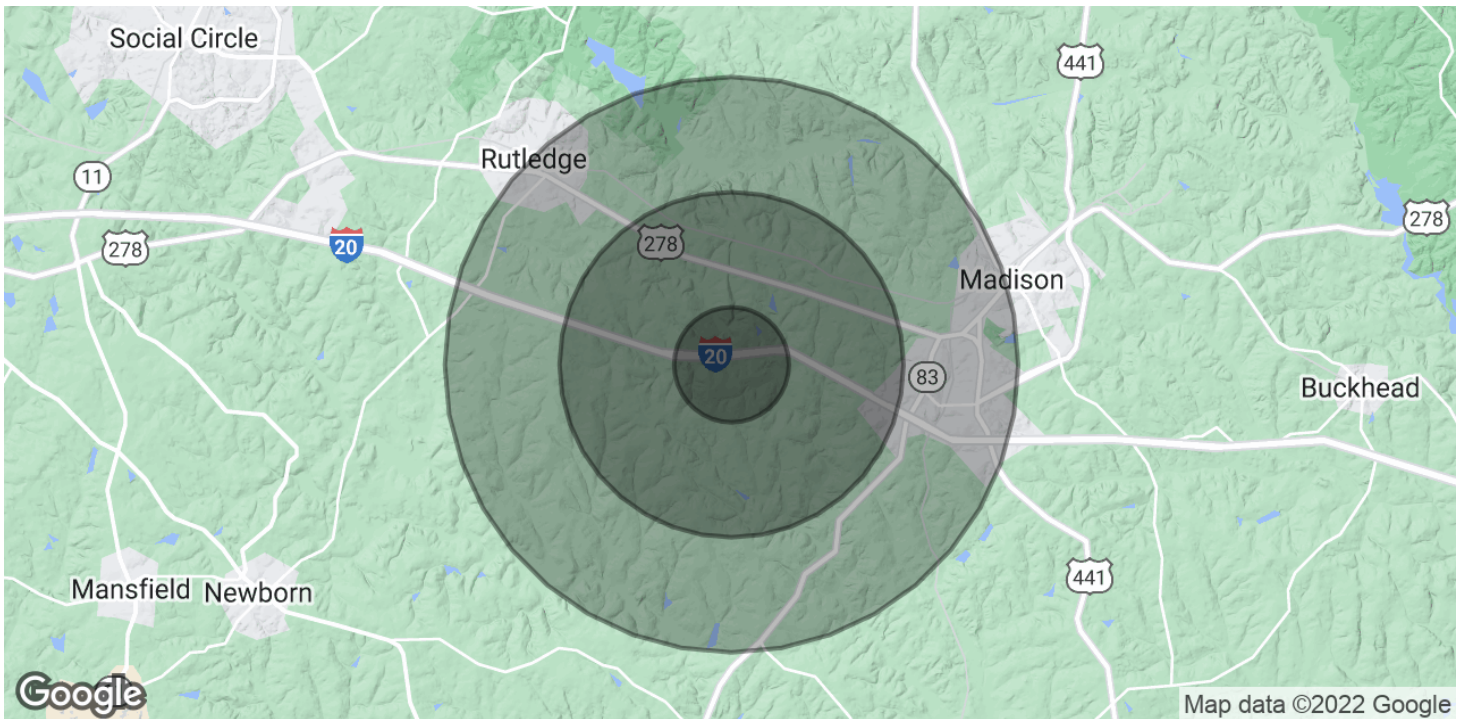
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	204	2,302	5,299
Average Age	35.4	36.6	37.6
Average Age (Male)	23.9	27.5	30.0
Average Age (Female)	38.8	38.8	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	61	725	1,923
# of Persons per HH	3.3	3.2	2.8
Average HH Income	\$80,912	\$77,455	\$72,725
Average House Value	\$282,466	\$267,774	\$257,154

* Demographic data derived from 2020 ACS - US Census

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