

# Buffalo Creek Tract

521.93 Acres

\$2,500,000

Washington Road

Oglethorpe County  
GA

Stephen Davison  
*Agent*

Mobile: 706-831-7949  
Office: 706-353-3900  
sdavison@nicholsland.net



- Natural Pine and Hardwood
- Two Duck Ponds and a Large Fishpond
- Buffalo Creek Frontage
- 5,000 Sq Ft Metal Building with 1,735 Sq Ft of Living Space (3 Bed/ 3 Bath)
- Within 35 Minutes to Athens, GA and Watkinsville, GA



**NICHOLS**  
LAND & INVESTMENT

2500 Daniells Bridge Rd  
Building 200, Suite 1F  
Athens, GA 30606

[www.nicholsland.net](http://www.nicholsland.net)