

# DODGE COUNTY ACREAGE FOR SALE

ORPHANS CEMETERY ROAD | N LAKES DRIVE, EASTMAN, GA 31023, DODGE COUNTY



**CALL BROKER FOR DETAILS**



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## PROPERTY INFORMATION

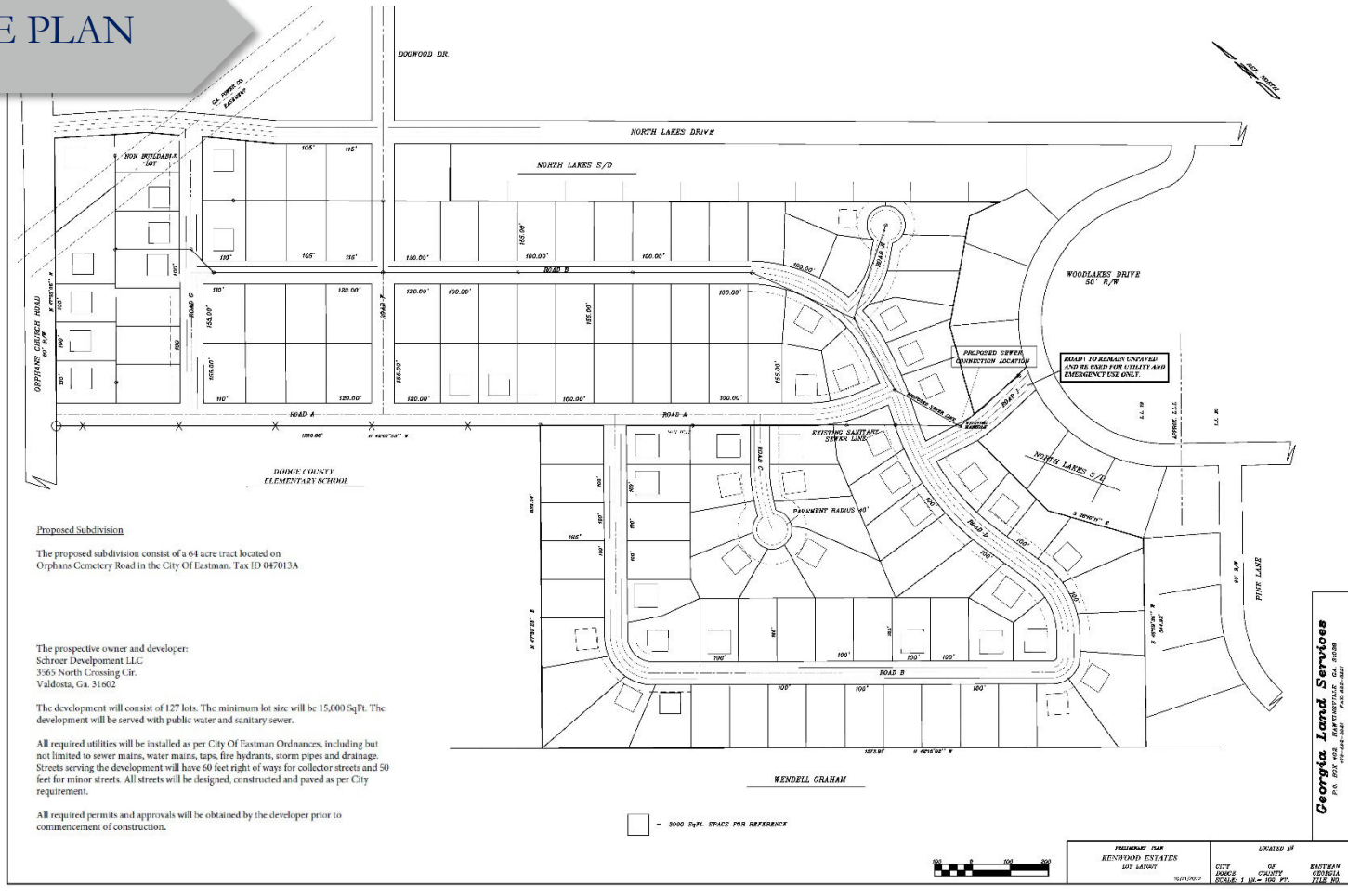
- ± 65 Total Acres
- Located .5 mile from Cochran Highway, adjacent to Dodge Elementary School
- Land acreage is cleared and level
- Water, sewer & power to site
- Engineering site plan available



ORPHANS CEMETERY ROAD & N. LAKES DRIVE  
EASTMAN, GA 31023



# SITE PLAN



Proposed Subdivision

The proposed subdivision consist of a 64 acre tract located on Orphans Cemetery Road in the City Of Eastman. Tax ID 047013A

The prospective owner and developer:  
 Schroer Development LLC  
 3565 North Crossing Cir.  
 Valdosta, Ga. 31602.

The development will consist of 127 lots. The minimum lot size will be 15,000 SqFt. The development will be served with public water and sanitary sewer.

All required utilities will be installed as per City Of Eastman Ordinances, including but not limited to sewer mains, water mains, taps, fire hydrants, storm pipes and drainage. Streets serving the development will have 60 feet right of way for collector streets and 50 feet for minor streets. All streets will be designed, constructed and paved as per City requirement.

All required permits and approvals will be obtained by the developer prior to commencement of construction.

□ - 3000 SqFt. SPACE FOR REFERENCE



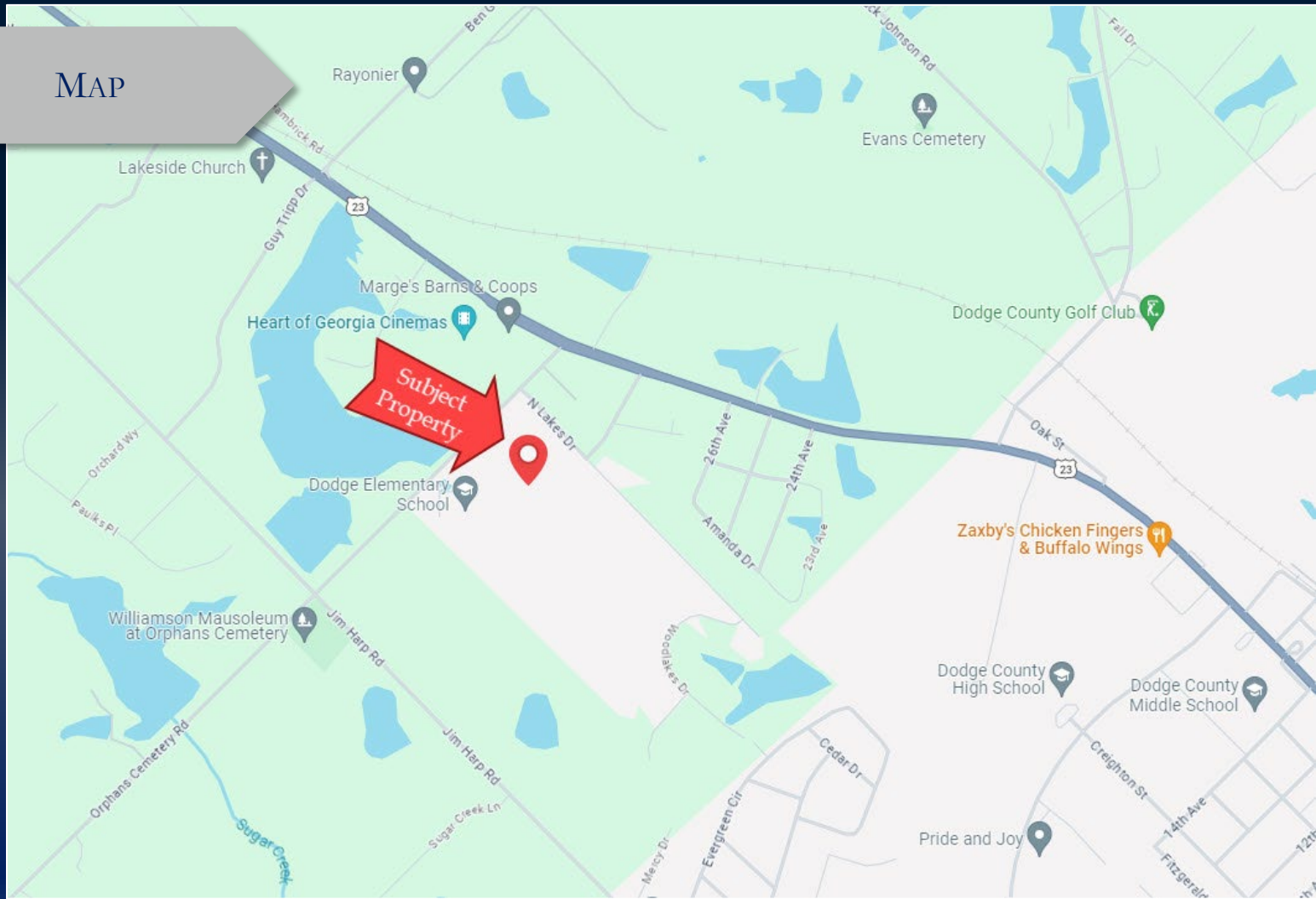
PREPARING FIRM <b>KENWOOD ESTATES</b> 507 LAUREL VALDOSTA, GA 31602		LICENSE # 102120003	
CITY SAUCE	OF QUALITY	EASTMAN GEORGIA 31023	

**Georgia Land Services**  
 1701 EASTMAN ROAD  
 VALDOSTA, GA 31602

## ORPHANS CEMETERY ROAD & N. LAKES DRIVE EASTMAN, GA 31023



# MAP



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