

**FOR SALE: Multi-Lot Land off Highway 212 | 64.85± Acres**  
**Pickett Bridge Road, Dry Pond Road, Riverbrooke Trail**  
**Newton County, GA 30016**

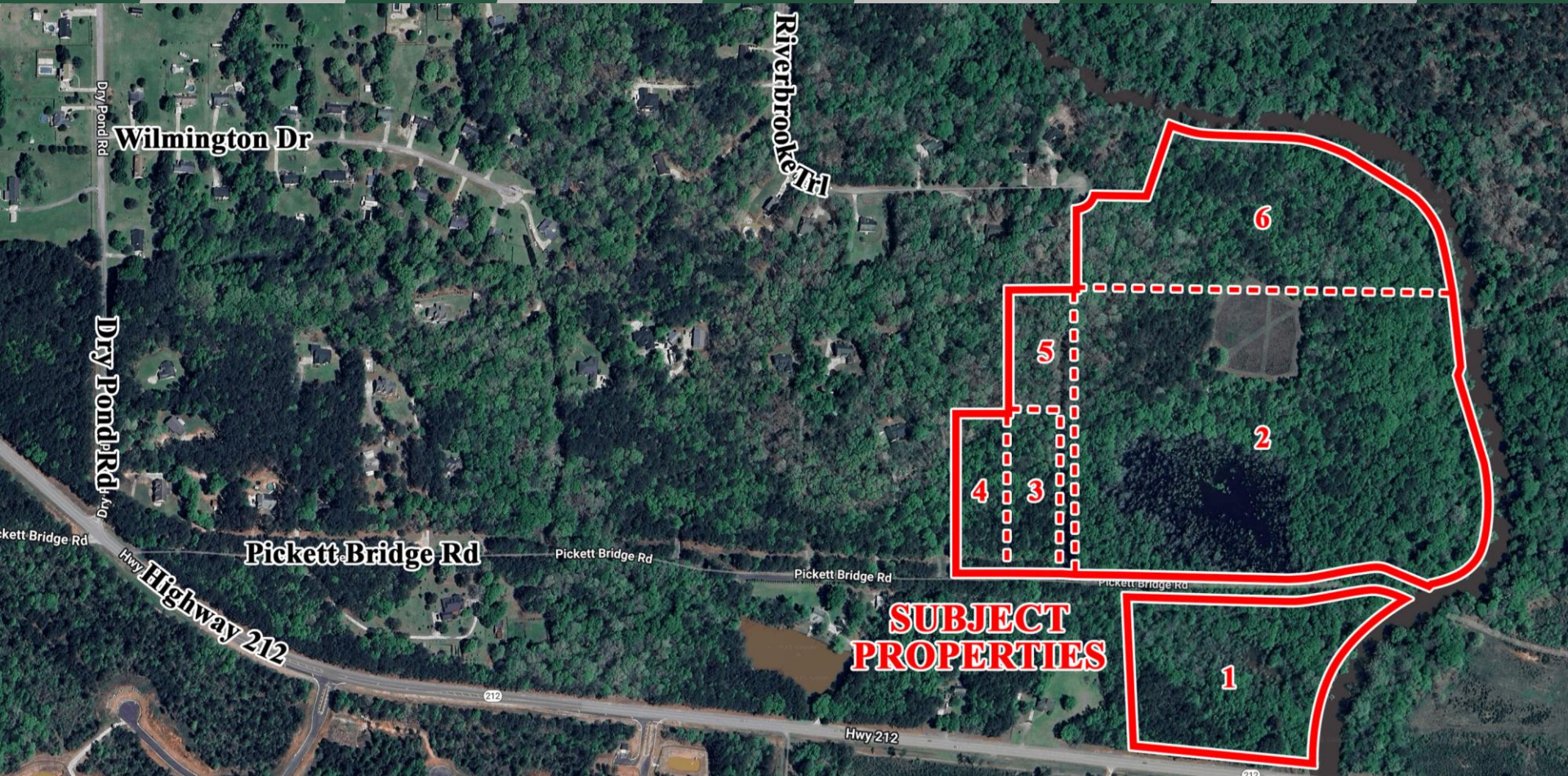


Summary

Area Info

Maps

Agent Info



**CONTACT**

**Jenny Howell, Commercial Sales & Leasing**  
478-746-9421 Office  
786-449-8523 Cell  
jenny@fickling.com

Licensed in Florida and Georgia  
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

SITES

**Sale Price:** All Lots - \$520,025.00

**County:** Newton

**Property** Dry Pond Road – 0051000000017000  
**Addresses,** Pickett Bridge Road – 0051000000037000  
**Parcel IDs:** Pickett Bridge Road – 0051000000086000  
Pickett Bridge Road – 0051000000087000  
1221 Pickett Bridge Road – 0051000000088000  
280 Riverbrooke Trail – 0051000000218000

**Taxes:** Dry Pond Road – \$1,621.44  
**(2024 Est.)** Pickett Bridge Road – \$1,376.59  
Pickett Bridge Road – \$408.10  
Pickett Bridge Road – \$408.10  
1221 Pickett Bridge Road – \$353.36  
280 Riverbrooke Trail – \$1,296.95  
Total - \$5,464.54

SITES

**Site Sizes:** Dry Pond Road – 34.31 AC  
Pickett Bridge Road – 11.07 AC  
Pickett Bridge Road – 2.3 AC  
Pickett Bridge Road – 2.3 AC  
1221 Pickett Bridge Road – 2.6 AC  
280 Riverbrooke Trail – 12.27 AC  
Total – 64.85 AC

**Zoning:** A-R (Agricultural Residential)

**Utilities:** All Available

Demographics 2025	5 Miles	10 Miles	15 Miles
Population	18,353	110,613	267,226
Avg HH Income	\$104,594	\$98,470	\$105,709
Median Age	35.2	36.0	37.3

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## PROPERTY INFORMATION

### PROPERTY DESCRIPTION

Fickling & Company is proud to present an exceptional multi-lot land opportunity in Newton County, conveniently located just off Highway 212. This offering totals **64.85± acres**, with most parcels available for individual sale. Please refer to the price breakdown for details.

Located near **Pickett Bridge Plantation** and **Riverbrooke Plantation**, this Covington-area land is surrounded by a quiet, established community of estate homes on sizable tracts. Its location on **the Yellow River** offers scenic river frontage and enhances the land's recreational and ecological value. The landscape includes a mix of open fields, mature hardwoods, and freshwater wetlands - ideal for waterfowl habitat, privacy, and nature-based enjoyment.

#### Key Features:

- Conservation land with potential for mitigation or offset use
- Smaller parcels include **protective covenants** to maintain land integrity
- Peaceful, low-density surroundings with convenient access to Covington and surrounding growth corridors

#### Ideal For:

- **Homebuilders** seeking conservation acreage for mitigation purposes
- **Outdoor enthusiasts** looking for a private recreational retreat
- **Investors** interested in land banking or holding for future appreciation

Tract #	Acreage	Sale Price:
1	11.07	\$160,515.00
2	34.31	\$171,550.00
3	2.3	\$34,500.00
4	2.3	\$34,500.00
5	2.6	\$20,800.00
6	12.27	\$98,160.00
Total:	64.85	\$520,025.00



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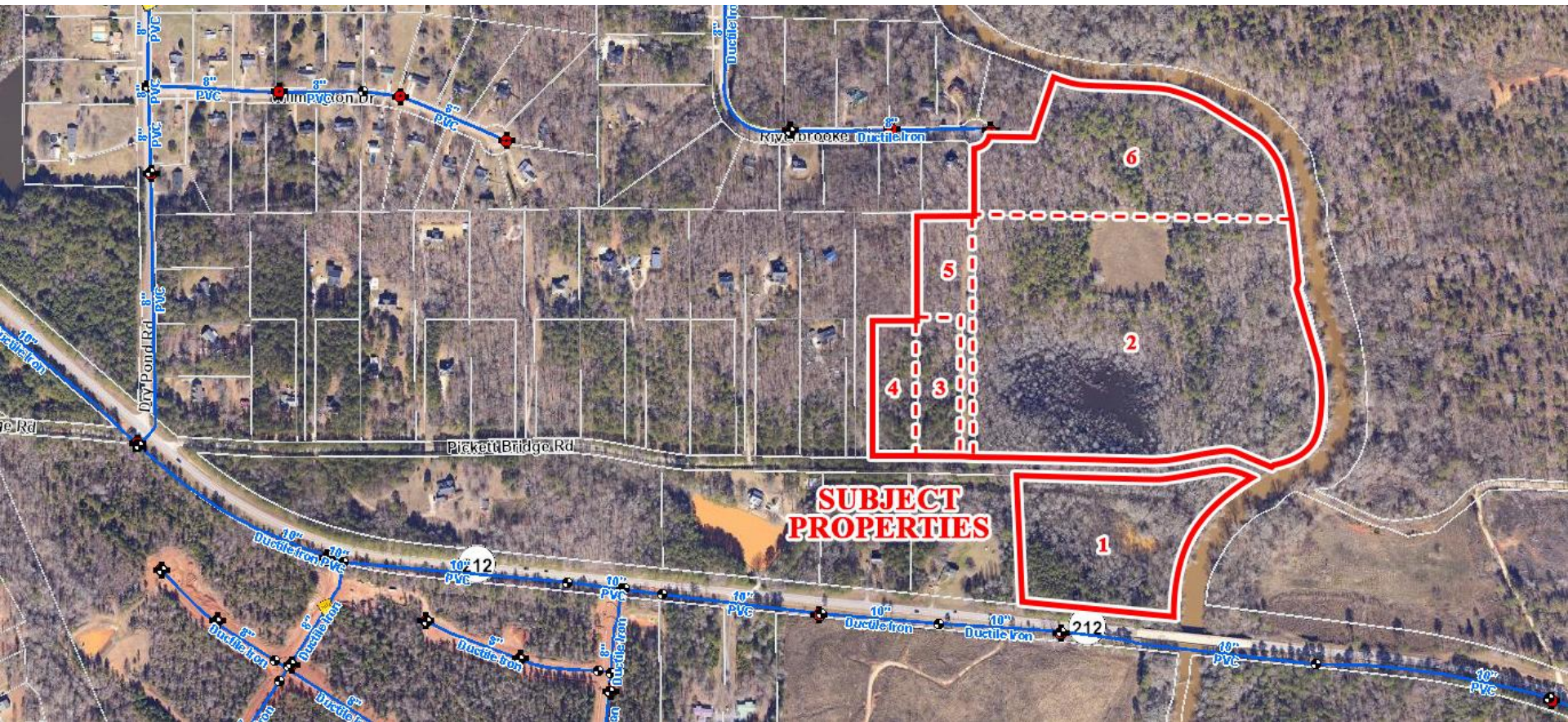
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## WATER MAP



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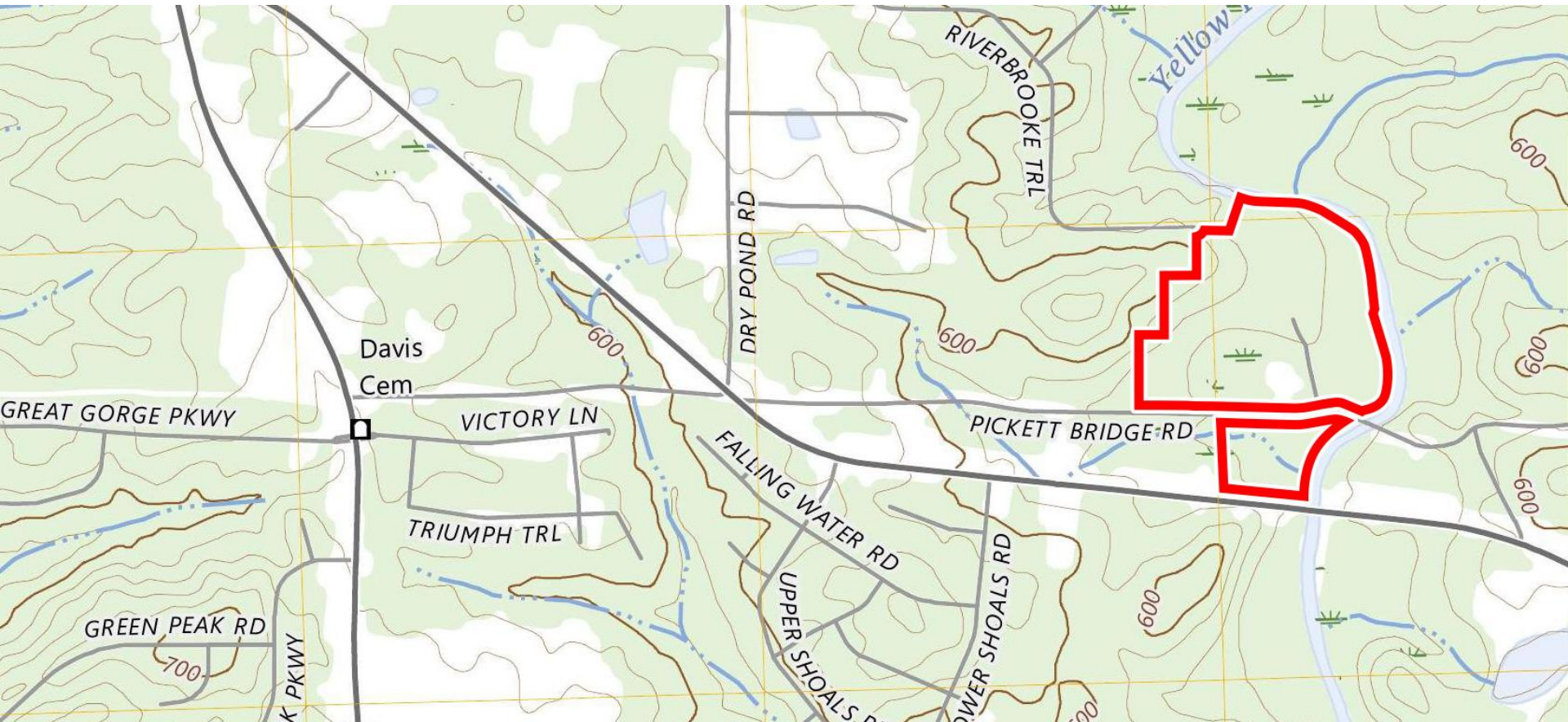
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## TOPOGRAPHY



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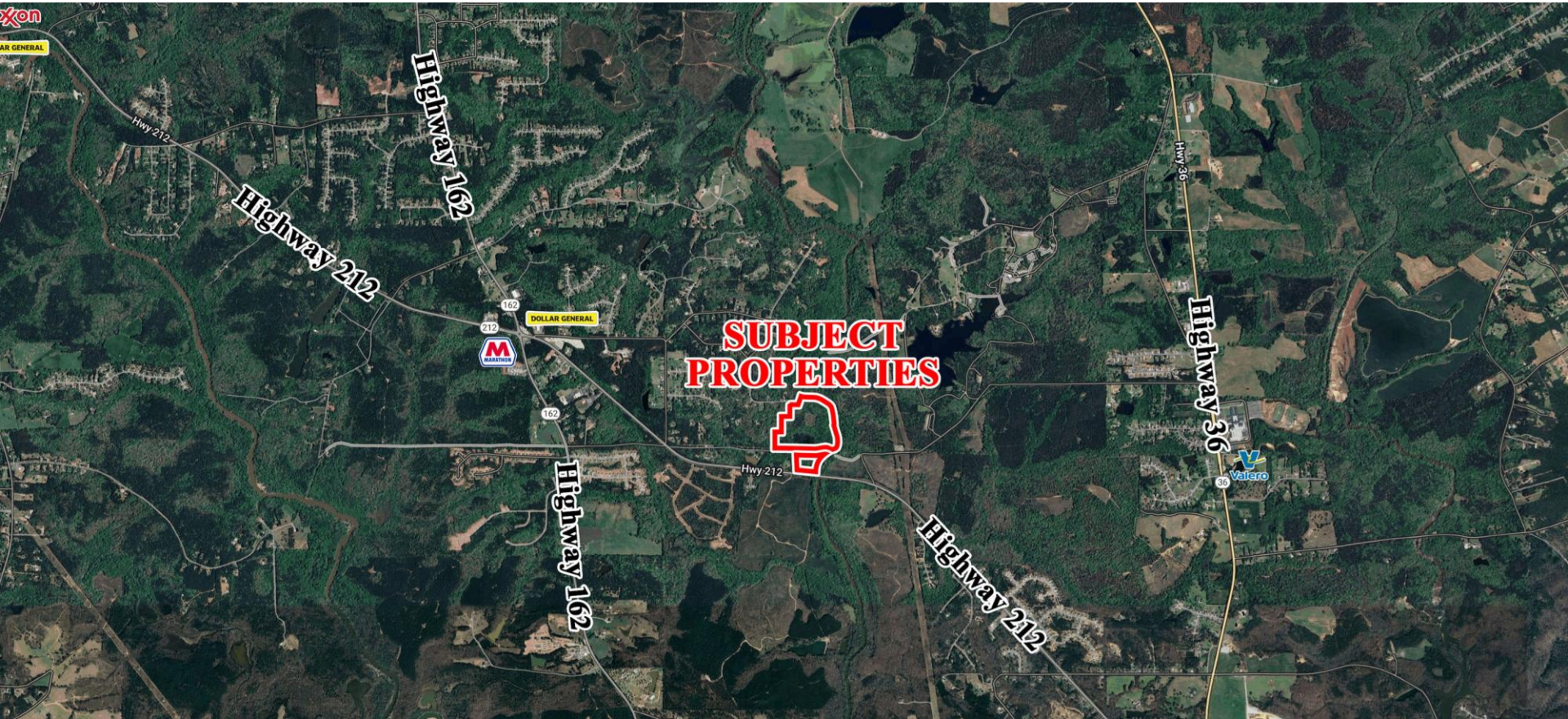
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## AERIAL



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## AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as, the countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.

### **Presented by: Jenny Howell**

Licensed in Florida and Georgia

Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

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