

Beautiful Farm bordering National Forest!



Property Details:

Price : \$679,900

Acreage : 39.23

MOPLS ID : 41105

County : Walker

Address : 582 Scoggins lane
Summerville, Georgia,



Scan the code above with your mobile device or click it to go directly to the Beautiful Farm bordering National Forest!

The peace of this wonderful serene farm setting with a charming farmhouse is calling you home. This farm has been a staple in the area for years and is longing for someone to continue the traditions. Sunsets and sunrises are as sweet as Georgia sweet tea. This farm boasts many many features including recreational hunting opportunities, exploring, and long-range views. Conveniently Located: 18 miles from Lafayette. 30 mins to I-75 and Calhoun. 50 mins. to Chattanooga and 1.5 hours to Atlanta. The property is currently enrolled in the Conversation Use Valuation Assessment (CUVA) for tax savings. If the buyer elects to remove the property from CUVA, the buyer will be responsible for any rollback taxes/breach fees.

Features Include:

582 Scoggins Lane, Summerville GA 30747. Walker County

39.23+/- total acres with house listed. Additional acreage is available.

The house is located on the south portion, and the south boundary of this portion borders the Chattahoochee National Forest

2700 sq ft one-level brick well-maintained ranch-style home. 3Br/2.5ba, built in 1967.

Home features: updated kitchen with plenty of room for gatherings, office, 15x17 sunroom. Hardwood, tile, and carpet flooring

Large workshop with power

Large sunroom

Several outbuildings for equipment storage

Well-maintained landscape and flower beds

Fenced areas

Beautiful location and neighboring farms

The south portion has a 600+ft paved road frontage. Easy access

Interior roads and ATV trails

Abundant wildlife including deer and turkey

The property borders the Chattahoochee National Forest

Beautiful rolling topography and mountain views

To schedule a showing, please contact Chuck Williams-Agent at 423-883-4803. This property will be shown by appointment only.

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