

## South Houston County Farm



### Property Details:

Price : \$1,295,000

Acreage : 102.00

MOPLS ID : 65404

County : Houston

Address : 0 Scott Road

Elko, Georgia,



The opportunities are unlimited on this 102+/- acre tract of prime farming land on the southern side of Houston County. With approximately 15 acres of pine trees and 68.5+/- acres of arable farm land, this property boasts significant potential for producing income. The property also contains a 3 acre pond along with its own well system with both providing water to 2 pivot sections and 6 pivot guns. An internal road system navigates through the stand of Loblolly Pines that could lead to multiple homesites near the pond. It is located just 20 minutes from Perry and a mere 10 minutes from I-75.

102+/- Acres in Houston County, GA

Double paved road frontage with approx. 2000? on Scott Road and approx. 2100? on County Line Road  
Electricity and Water is available on the property (currently used for irrigation systems)

Approx. 68.5 acres currently in agricultural use. The remaining acreage consists of pines, mixed timber, and a pond

Great deer hunting and the east boundary borders a hardwood area that provides great deer habitat

Property is currently enrolled in CUVA Program for annual tax savings

The area of pine trees can be cleared from the interior of the property for income, additional farmland, or homesite

To schedule a showing, please contact Alec Smith-listing agent at 478-343-8111

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