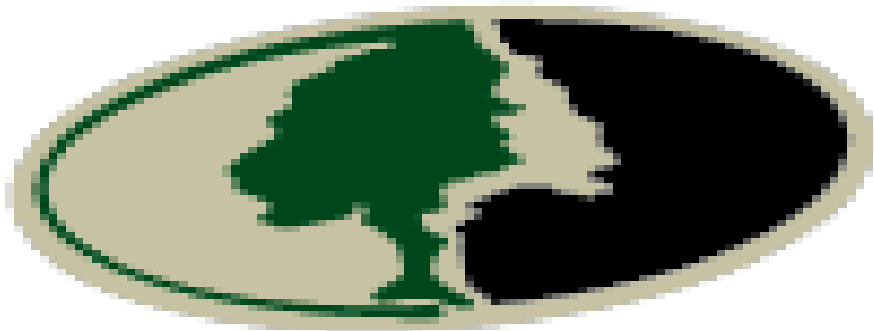




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Farm Land for Sale in Elbert County, GA



MOSSY OAK
PROPERTIES
LEGACY REALTY SERVICES
America's Land Specialist

Butler Creek Farm is ideally suited for fine country living and raising cattle or horses as well as excellent deer and turkey hunting. Located on the north side of GA Highway 172 in the community of Bowman in the northwestern portion of Elbert Co, GA., the tract is conveniently located approximately 12 miles northwest of Elberton and approximately 30 miles northeast of Athens. Property is also conveniently located to I85. Property has double paved road frontage on GA 172 and Henderson St.

- Property consists of a mixture of improved pastures and wooded areas with a rolling terrain. There are two lakes on the property.
- The property is improved with a 4100+/- SF main home with 3 bedrooms and 2.5 baths with a detached, 3 car garage, a barn with upstairs living apartment, a 4300 +/- sf metal shop building, and various other barns and equipment buildings.
- Most of the pastures are improved and currently in bermuda grass, all pastures are fenced and many are cross fenced, making this farm truly a turn key opportunity for any cattleman or horseman.
- Gently rolling terrain with good home sites.
- Electricity at the property.
- New survey dated April 27, 2010.
- Parts of property have been developed into a mitigation bank and have been restored to its native condition. All timber and streams in those will be preserved. Owner is entitled to recreational uses in those areas, but those areas can not be used for livestock.
- Seller will consider subdividing the Property with pricing available upon request.

Please Contact Kevin Teston (706) 833-3958 or Matt Haun (404) 488-2295 for additional information or to schedule a property visit.

Property Details:

Price : \$1,022,148

Acreage : 567.86

MOPLS ID : 10620

County : Elbert

Address : Hwy 172

1A, Louisiana, 71046



Scan the code above with your mobile device or click it to go directly to the Farm Land for Sale in Elbert County, GA



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