

Oglethorpe County Farm



Offered for \$ 1,750,000



+/- 70.71 Acres | 1303 Athens Road | Oglethorpe County, GA | 30630

Perfectly located just outside the city limits of Crawford and 15 miles to downtown Athens. This farm is 70 acres with a nice creek and about 30+/- acres of open land that is fenced and cross fenced for livestock. There are four operational 40 x 500 broiler houses located on the property that are currently not in production. They will need upgrades. The new owner will need to bring their own contract. In addition to the open land there is a creek that crosses through the property with an old 5 +/- acre lakebed that, once repaired, will be an incredible addition to this property. Just across the creek is a beautiful, mature hardwood hillside that is home to some trophy wildlife. A 3-bedroom 3 full bath home is situated nicely on the property with a covered porch that has some of the best breezes as you sit and sip a drink after a day on the farm. The master is located on the main level with two nice-sized bedrooms and a full bath on the upper level. The third full bath is located outside so that you can clean up after a hard day's work. This home will be sold mostly furnished as well as including most of the equipment needed to operate the farm. This property has so much potential for income in addition to being perfectly located for a subdivision or even a conservation subdivision which would allow more density. County water, sewer and natural gas are available to this property, and the possibilities are endless! Additional income producing house with additional road frontage may be available for purchase. Call Mark Costello for a private showing. 706-207-5850

Mark Costello

Listing Broker

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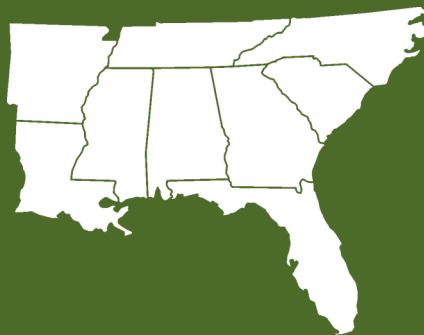
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