

78.34+/- acres in Pike County, Georgia

How about 78+/- acres in North Pike County with a creek, barn, mature mixed timber, and less than 15 minutes from Griffin? Here it is, the one you've been waiting for! Lovingly known by the family as "The Farm" and located off of IB Howard Road in North Pike County, this tract is loaded with buck and wildlife and a year-round creek. As an added bonus, the old barn on the property was featured in Season 5 of The Walking Dead. As you enter the property off IB Howard Road, you'll first see the old barn to the left which was sturdied up for filming (but is being assigned "no-value" for the purpose of the sale). Pass the barn and continue down the trail towards the creek you'll pass through a stand of mature timber with a thick undercover, ready for a burning. The creek is a strong, year-round tributary with a sandy bottom flowing into Elkins Creek, which ultimately flows into the Flint River south of Molena, Ga. The trail follows along the creek a short distance, then continues around the south end of the property where signs of deer and buck rubs are all over. Plenty of great spots to build your home and have room to spread out! Don't miss great opportunity to be less than 15 minutes to Griffin and less than an hour from Atlanta. Survey available upon request.

All parties acknowledge the CUVA (Conservation Use Value Assessment) on this property expired on December 31, 2022. Owner is considering re-enrolling in April. If owner re-enrolls, all parties agree CUVA is to remain in place through date of sale and Buyer is responsible for keeping property in CUVA. If Buyer removes property from CUVA the Buyer will be responsible for any penalties, fees, and taxes associated with removing the property from CUVA. The closing attorney will be asked to include a hold harmless document outlining this stipulation to include with closing documents.

Do not enter property without permission from listing agent, property shown by appointment only. Licensed Georgia agent must be present when buyer is on property. Buyer's agent must be present for all showings in order to receive full commission. If Buyer's agent is not present for showing or if List Broker shows property, buyer's agent commission will be reduced to 1% of sales commission.



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