

# 97+/- acres in Franklin County, Georgia

Outstanding 97+/- acre cattle farm located near the town of Carnesville, Georgia in Franklin County. The farm has a nice combination of rolling green hills to fertile bottomland along the Middle Fork of the Broad River. There is over 3,000+ feet of river frontage and the river runs from the northern end of the property to the southern end of the property. There are multiple fences through cross fencing and an area conveniently located on the property complete with cattle working pens and a loadout area. There are multiple elevated areas to build a home. Utilities available along Highway 59 include power, water and sewer.

This farm has the capacity to maintain at least 70 cattle units. There are shaded areas along the river and bottomland perfect for keeping animals comfortable and hydrated. If you are searching for a nice farm this is definitely one to consider! Located just one hour north of Atlanta, one hour south of Greenville, South Carolina and one minute from downtown Carnesville. Please call Jacob Bowen at 678-858-0382 for additional information or to schedule your private showing of this beautiful farm.

**Ag/Pasture Land • \$999,999**

**View online at <http://selg.biz/4797>**













