

47.157+/- acres in Coweta County, Georgia

Messiers Creek Tract - This 47+/- acre tract is the best South Coweta opportunity to hit the market in 2023! This is one of the most beautiful, secluded, endless possibility tracts you'll find out there. The flagpole drive (your land, no easement) comes right off Cemetery Road, takes a hard right, and is a peaceful straight shot through the tranquil woods opening up to your secluded acreage. Much of this tract is covered by a natural regeneration Pine stand that could be considered merchantable timber for future timber revenue consideration (approximately 25+/- acres, not currently managed). The remainder is made up of very mature oaks, poplar, maples, beech, and other hardwood species. Beautiful year-round Messiers Creek with nice clear water and a sandy bottom runs along the entire northern property line, cuts the top NE corner and provides many access points for you to hunt arrowheads, crawdads, and splash and play. This property has a well-established trail system, many dips and draws but with a gentle topography throughout, very walkable. All of that to say - the gem of this property is the "mountain top" homesite nestled in the middle of the property facing north towards the creek - sitting at approximately 840' in elevation and standing about 100' above the lowest points of this property, which are near the creek. Situated just 5 minutes from Interstate 85, 20 minutes to Newnan and 30 minutes to LaGrange, and a 45 minute drive to downtown Atlanta.

This property is currently in a 10 year Conservation Use Covenant (CUVA) and Buyer will be responsible for keeping property in Conservation Use Covenant. No Water or Sewer, so Buyer will need to plan for Well and Septic. (No Soil Test has been done)

Shown by appointment only, Showing Time works best. Call list agent for Gate Code. Buyers must be accompanied by a Georgia licensed real estate agent. Buyer's agent must be present for showings to receive full commission. If Buyer's agent is not present for showing or if List Agent shows property, buyer's agent commission will be reduced to 1% of sales commission.

Acreage with Homesite • \$400,835



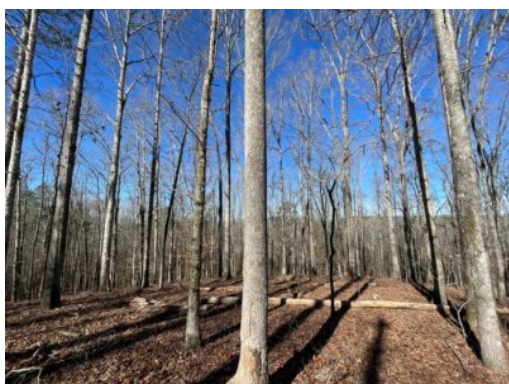
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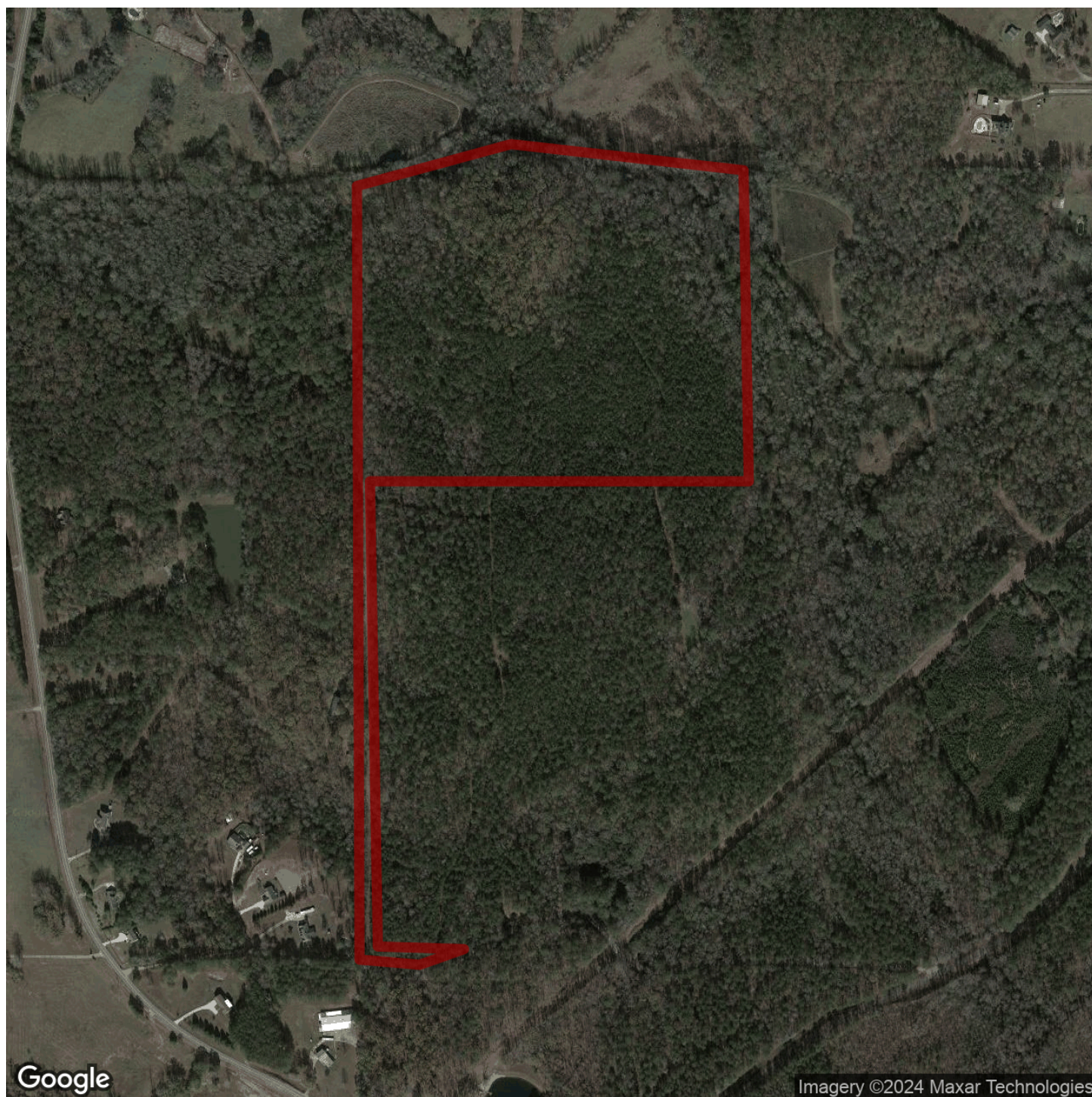


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