

# 8.44+/- acres in Heard County, Georgia

You've been searching long enough for your farmhouse with your own land to spread out under \$300k, here it is! Two adjoining parcels make up this 8+/- acre homestead with a cute farmhouse built in 1945, renovated in 2022, and ready for you to move in.

The hardwood floors have been refinished, new carpet in bedrooms, and new vinyl flooring in kitchen. Newer appliances, new water heater, new HVAC system, new metal roof, updated bathroom, beautiful kitchen, and finished mudroom.

Come check out the huge covered front porch, two workshops in backyard, and older barn in pasture, which gently slopes down toward the north and west property line. Conveniently located just 15 minutes to Franklin, 25 minutes to Carrollton, 40 minutes to LaGrange and just an hour to the Atlanta Airport make this a great opportunity! Camper RV is not included and will be moved prior to closing.

Do not enter property without permission from listing agent, property shown strictly 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 or if Listing Agent shows property to buyer, buyer's agent commission will be reduced to 1% of sales commission.

**Land With Home • \$284,900**

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