

# 30.02+/- acres in Pike County, Georgia

Exceptional equestrian estate with well-maintained 3 bedroom 2 bath brick ranch situated on 30+/- acres, almost all of which are fully fenced. Gates and cross four-rail fencing provide multiple grazing rotations and training pen and lighted riding arena just a few steps down from the barn. Home sits on high point of property overlooking the beautiful pasture, pond, pecan grove, and horse barn. Sit out on the covered back porch and enjoy the views and peace and quiet. Home features open kitchen/living room/dining room floor plan with hardwood flooring. Mudroom/Laundry walks right out to the covered back porch. The metal barn features covered awnings on both sides, concrete floor, measures approximately 120'x85' with 6 stalls (10'x12' stalls) and has its own well. Includes a washout room, tack room, two upper rooms and a lower office area. The 1+ acre pond is spring fed and currently full of catfish, the natural wooded area to the east features mature growth mixed timber and a small creek. Bring your horses and make memories here! Seller requires 30 days post closing to move items from property. This property is currently enrolled in a 10 year Conservation Use Covenant (CUVA) and Buyer will be responsible for keeping property in Conservation Use Covenant. No showings may be scheduled between noon March 1 through March 3, 2024. Please give 2 hour notice prior to showing. Buyers must be accompanied by a Georgia licensed real estate agent.

**Equestrian Farm • \$675,000**

**View online at <http://selg.biz/0349>**







