

38+/- acres in Heard County, Georgia

SOLD!

ARE YOU LOOKING FOR A 1900'S HOME TO RESTORE TO ITS ORIGINAL GLORY? THEN THIS SMALL FARM WITH A "FIXER UPPER" FARMHOUSE COULD BE JUST WHAT YOU HAVE BEEN SEEKING!

This circa 1902 two bedroom, one bath home sits on about 4 +/- acres of green grass with old oak and pecan trees in a beautiful rural setting. There is a great view from the front porch of a nice cattle farm situated across GA HWY 100 in Heard County, GA. About 34 +/- acres joins this homesite which is wooded with mixed pines and hardwoods that regenerated naturally from a harvest 17-18 years ago (part of this 34 acres was once in pasture, according to historical imagery). There is a trail leading into this forested area from Peace Lane, and there is a nice spring/small stream that will provide you with wildlife viewing opportunities.

The 1,508 +/- square foot home features a spacious kitchen with ample cabinetry, a den, two chimneys, a wood stove, propane space heaters. The home does not have central A/C. There are screened porches on the front, rear and side of the home to allow you to enjoy those cooler evenings. Watch the sun go down from the front porch and enjoy the simpler pleasures of rural life. There is County water to the home, but there are also two wells that have been used in the past. This house and surrounding land, currently rented, has been in the same family for many years. This property has been enrolled in CUVA since 2017 which will save you tax dollars!

The property also includes several outbuildings. If you area a car buff, you will love the shop that includes a lift!

You will also love the schools in Heard County, with this property being located in the Heard County Elementary, Middle and High School Districts, and you will love the peace and quiet you can enjoy in rural Heard County.

<https://www.heardcountyga.com/>

<https://www.selandgroup.com/listings/georgia/heard-county/>



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Southeastern
LAND GROUP



The seller lives out-of-state so no disclosure will be provided, and the property is being offered as a whole, as-is.

Don't let someone beat you to this great property! Buy this farm, move out to the country, plant a garden, and start living the dream!

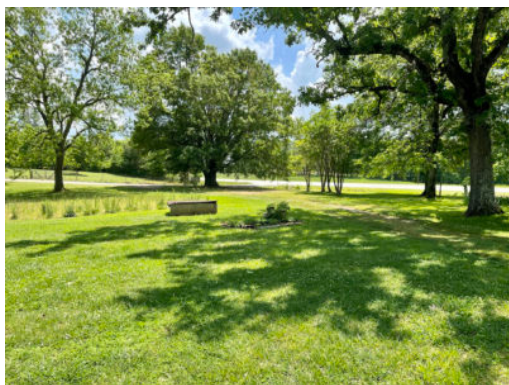
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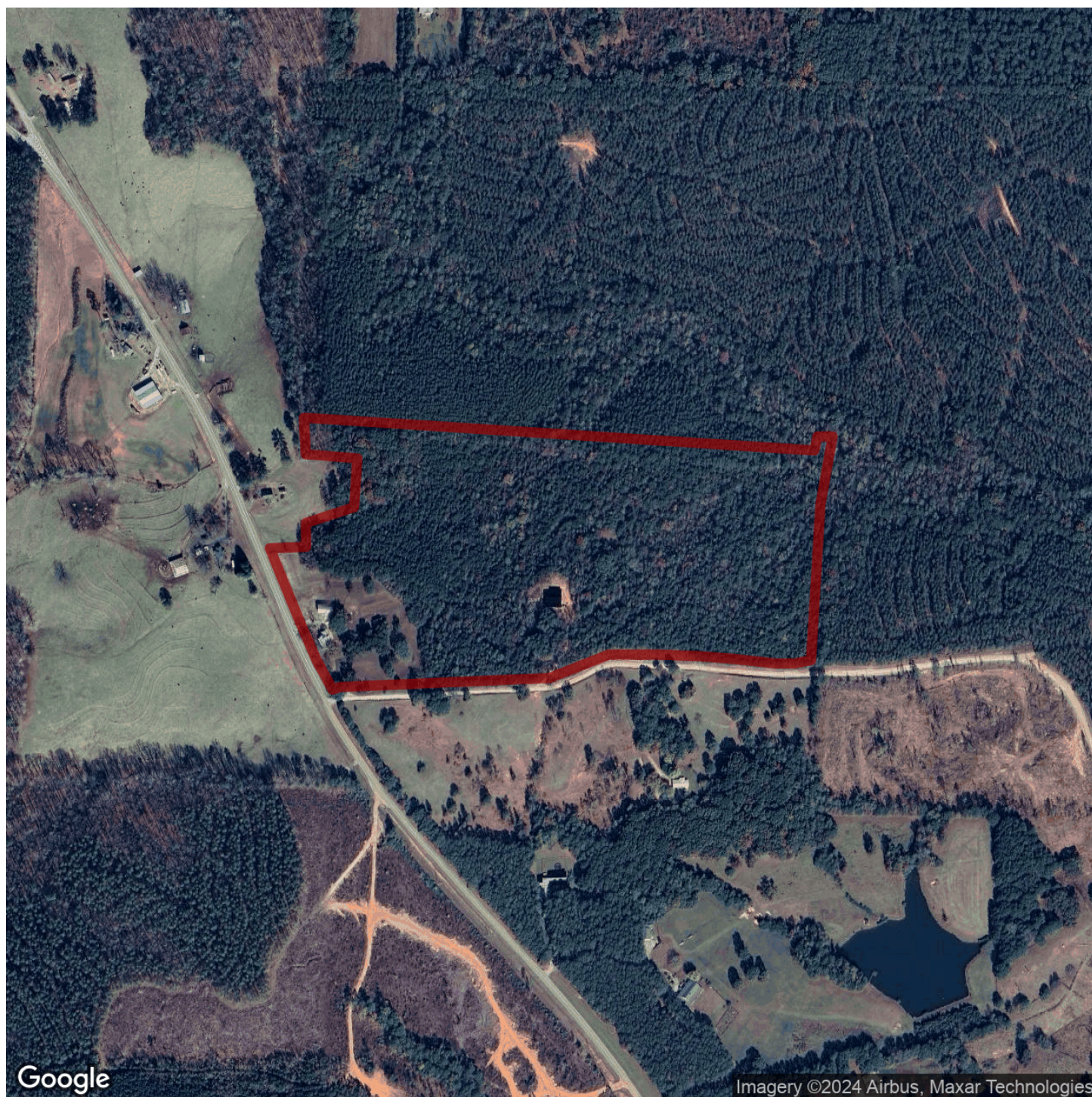




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