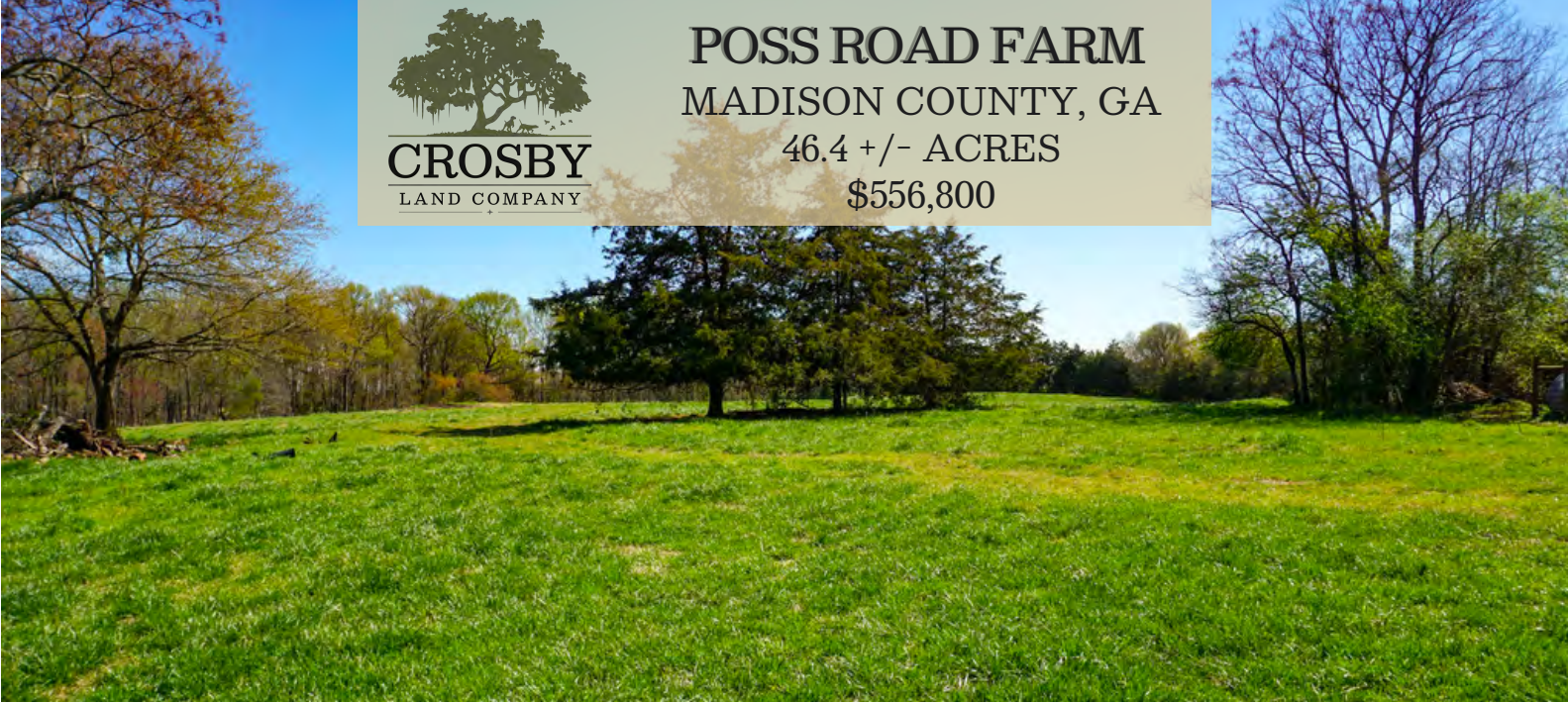




POSS ROAD FARM

MADISON COUNTY, GA

46.4 +/- ACRES
\$556,800



PROPERTY DESCRIPTION

The picturesque 46.4-acre Poss Road Farm, located NW of Comer in Madison County, Georgia, offers a perfect blend of beautiful pastureland and mature hardwoods, creating a peaceful setting. With its rolling topography, this tract provides both scenic views and ample space for a variety of uses, from farming to recreation and multiple potential homesites.

The property boasts nearly 3/4 mile of paved road frontage along Poss Road, providing excellent accessibility and visibility. A special feature of this land is the nearly 1,200-foot creek that runs along the western boundary, adding both beauty and natural appeal to the landscape.

The property is fully fenced and cross-fenced, making it an ideal setup for cattle or livestock. The land's well-maintained pastures offer an excellent space for agricultural use or potential equestrian activities.

Located less than 30 minutes from Athens, Georgia, this property offers a rural, country lifestyle with easy access to the vibrant town's amenities and attractions. Whether you're looking for a place to build your dream home, expand your farming operation, or enjoy peaceful country living, this property offers endless possibilities.

PROPERTY FEATURES:

- Creek Frontage
- Rolling Topography
- Hardwood Timberland
- Open Managed Pastureland

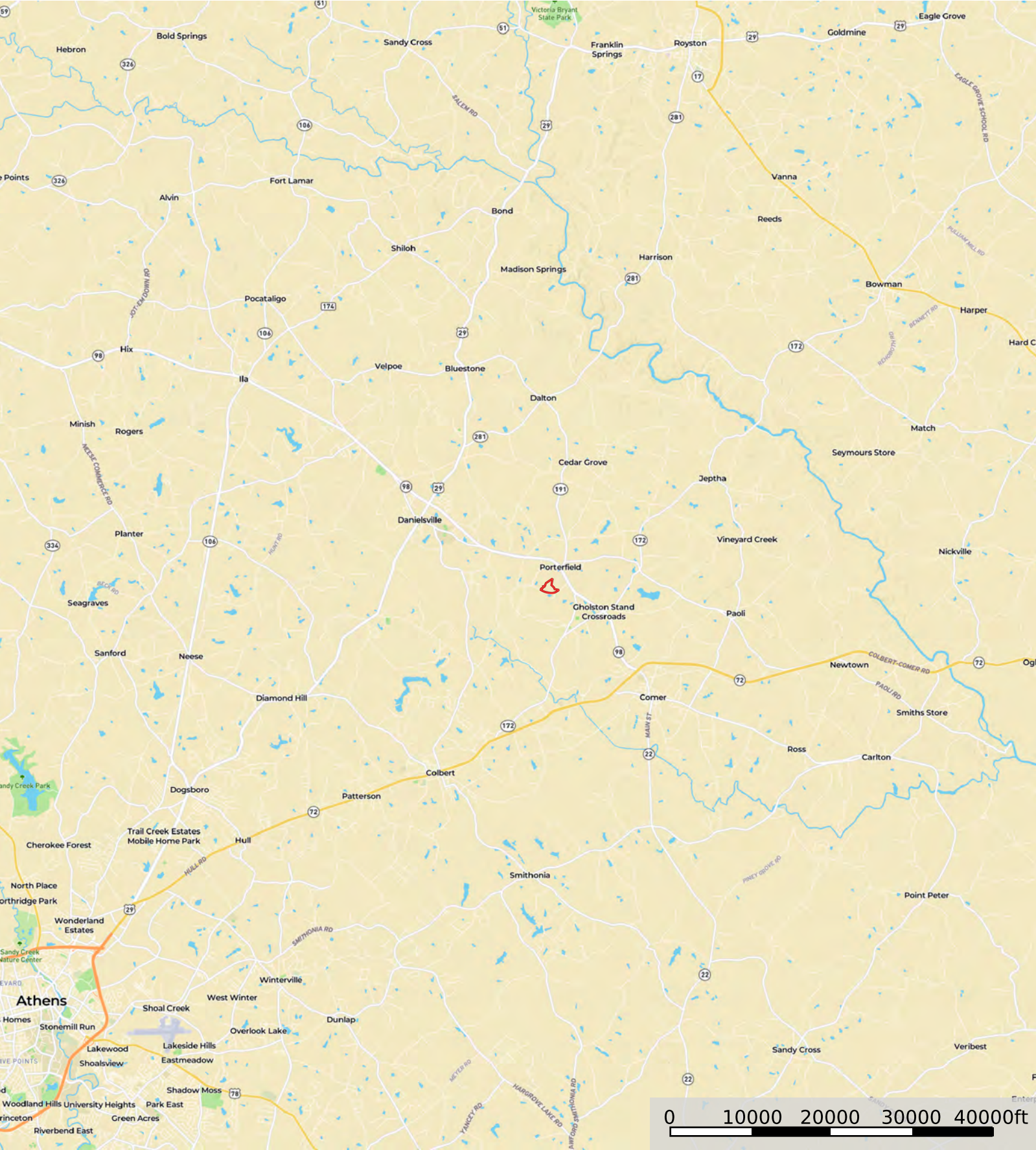
DIRECTIONS:

From Athens, take Old Hull Road to Highway 72 E and continue for 6.9 miles. Turn left onto GA-172 and continue for 3.3 miles. Turn left toward Fortson Compton Road and follow the road to the right. Travel for 1 mile, then turn left onto Highway 98. In 1/4 of a mile, turn left onto Poss Road and the property will be on the right in .3 miles.

CONTACT

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www.CrosbyLandCo.com

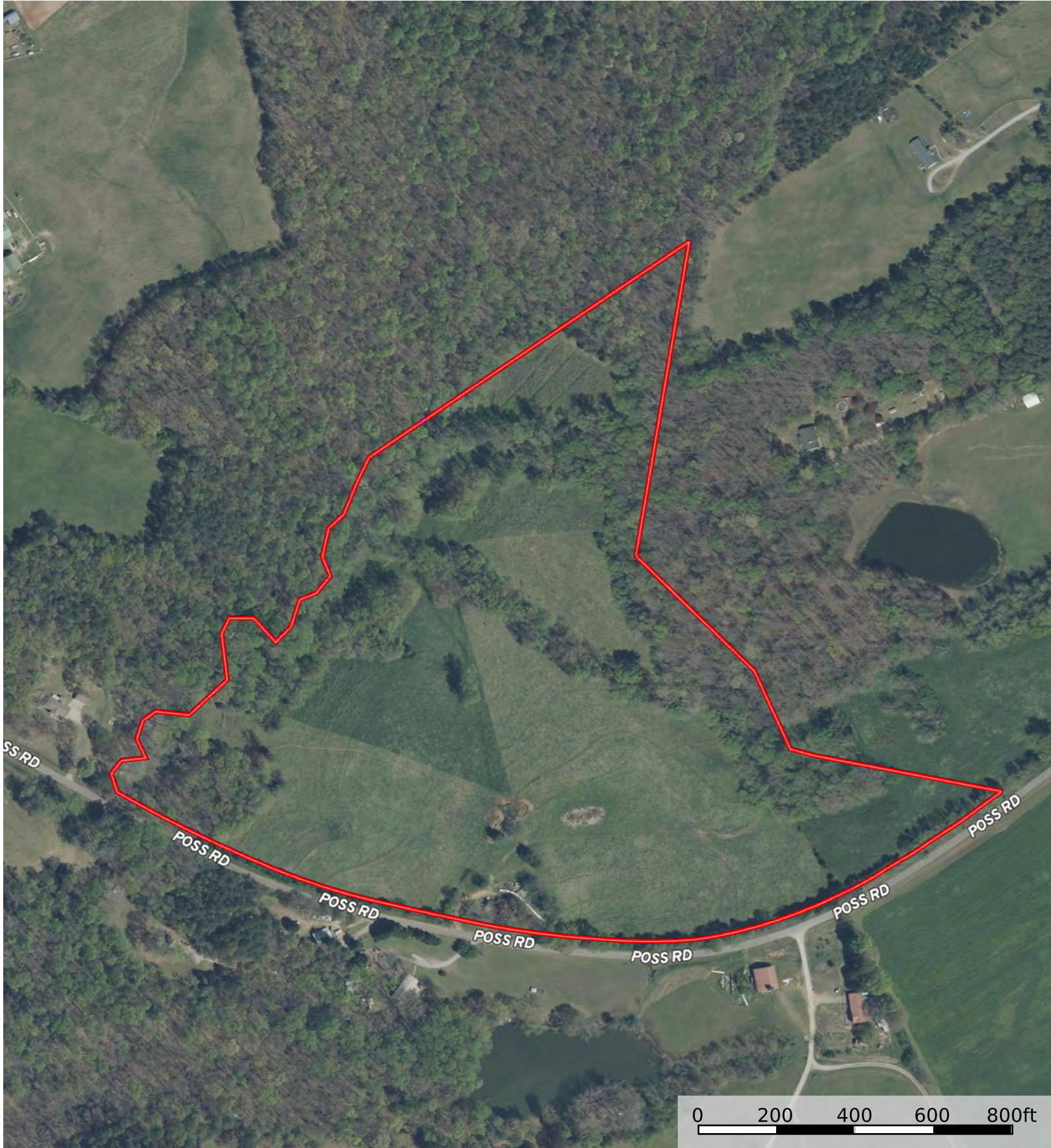


Poss Road Farm
Madison County, Georgia, 46.4 AC +/-



Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



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