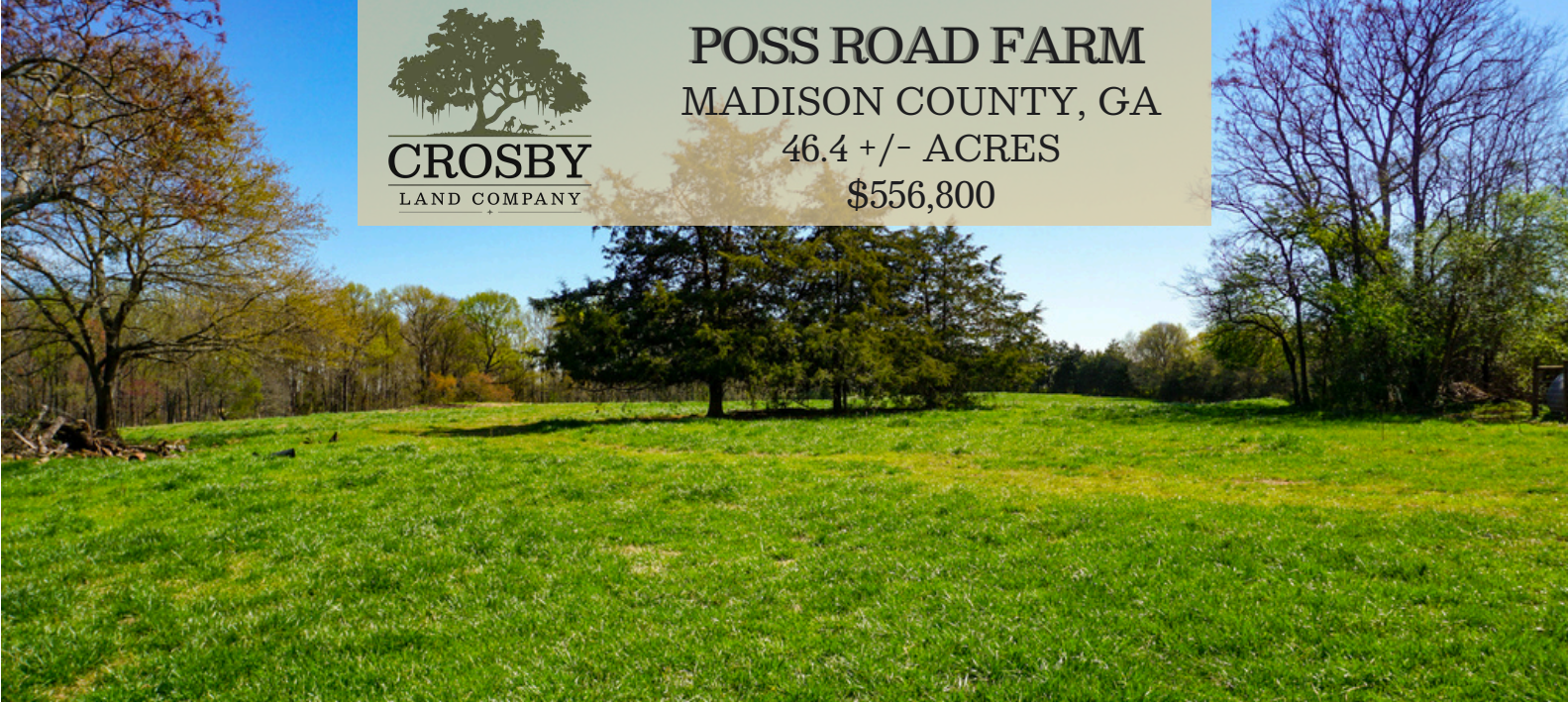




POSS ROAD FARM

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.

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