

Union Hill Farm
W Union Hill Rd
Winston, GA 30187

\$950,000
74.53± Acres
Douglas County



Union Hill Farm
Winston, GA / Douglas County

SUMMARY

Address

W Union Hill Rd

City, State Zip

Winston, GA 30187

County

Douglas County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land,
Timberland

Latitude / Longitude

33.6772 / -84.8768

Acreage

74.53

Price

\$950,000

Property Website

<https://arrowheadlandcompany.com/property/union-hill-farm-douglas-georgia/101461/>



PROPERTY DESCRIPTION

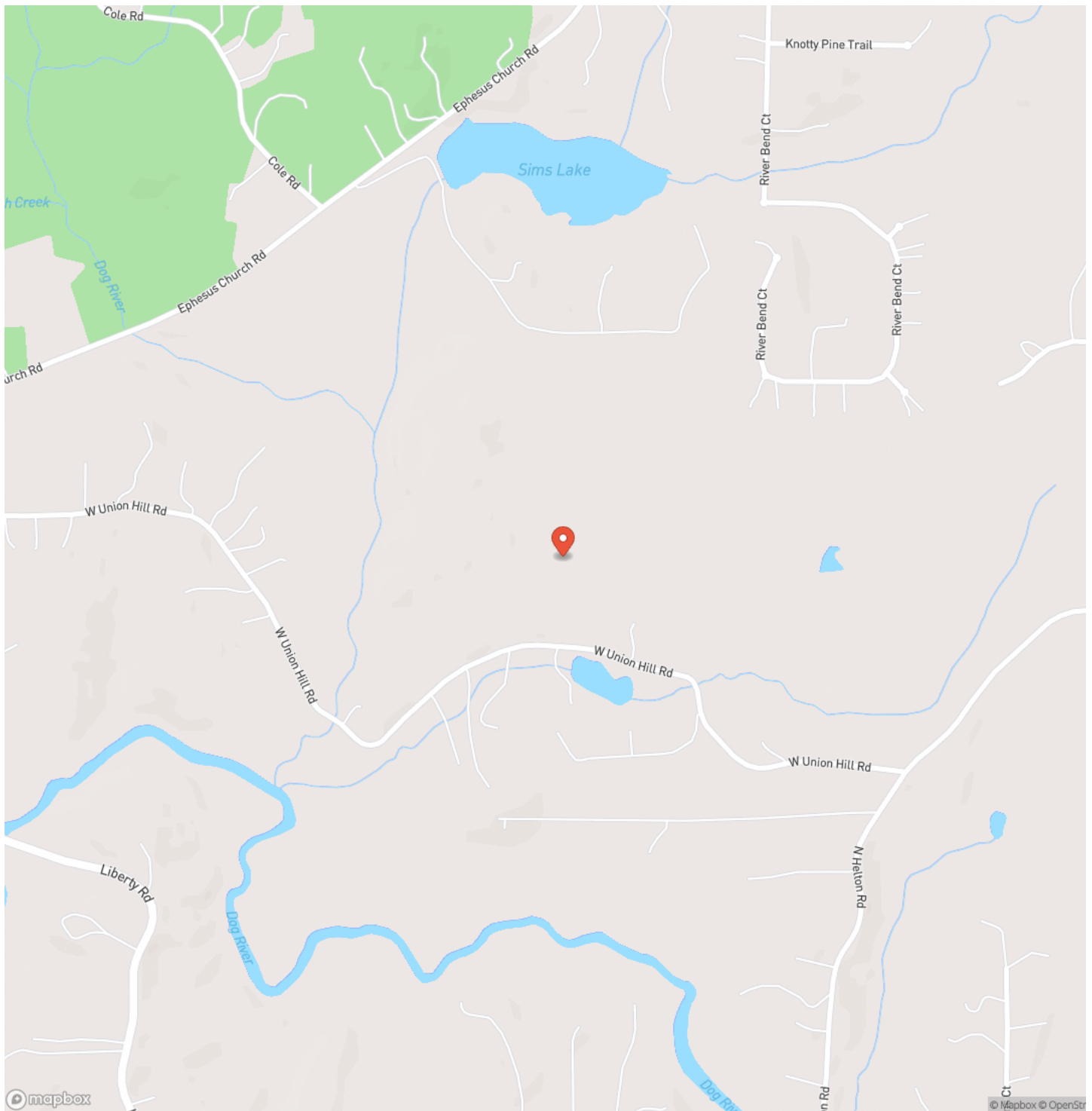
Welcome to the Union Hill Farm, a 74 +/- acre property in Douglas County, Georgia! This farm offers incredible hunting opportunities! While the property is primarily timber, there is a mix of open fields and food plot locations that are set up perfect for hunting whitetails, turkeys, doves, and small game. Along with the food plots, there are trails that allow you to navigate through the property along with the potential for multiple future homesites. Given the location of the farm, the homes would be secluded where you could be surrounded by wildlife just by walking out your back door! If you have been in the market for a property to simply just enjoy the great outdoors, this farm offers the space and qualities you may be looking for. With that, the location could not be any better! The Union Hill Farm is located less than 10 +/- minutes from I-20, making travel easy while still being able to enjoy the country. The property is conveniently situated 9 +/- minutes from Winston, 13 +/- minutes from Villa Rica, 17 +/- minutes from Douglasville, and 24 +/- minutes from Carrollton, giving you quick access to nearby towns and amenities. Whether you're looking for a recreational farm or a place to build a home, this property offers a lot of potential in a desirable area! This property is currently zoned Residential Agricultural in Douglas County. This property has paved road frontage on W Union Hill Road where there is public water, power, and fiber internet. This road frontage allows for potential development opportunities. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Cal Hardie at [\(770\) 296-2163](tel:7702962163).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

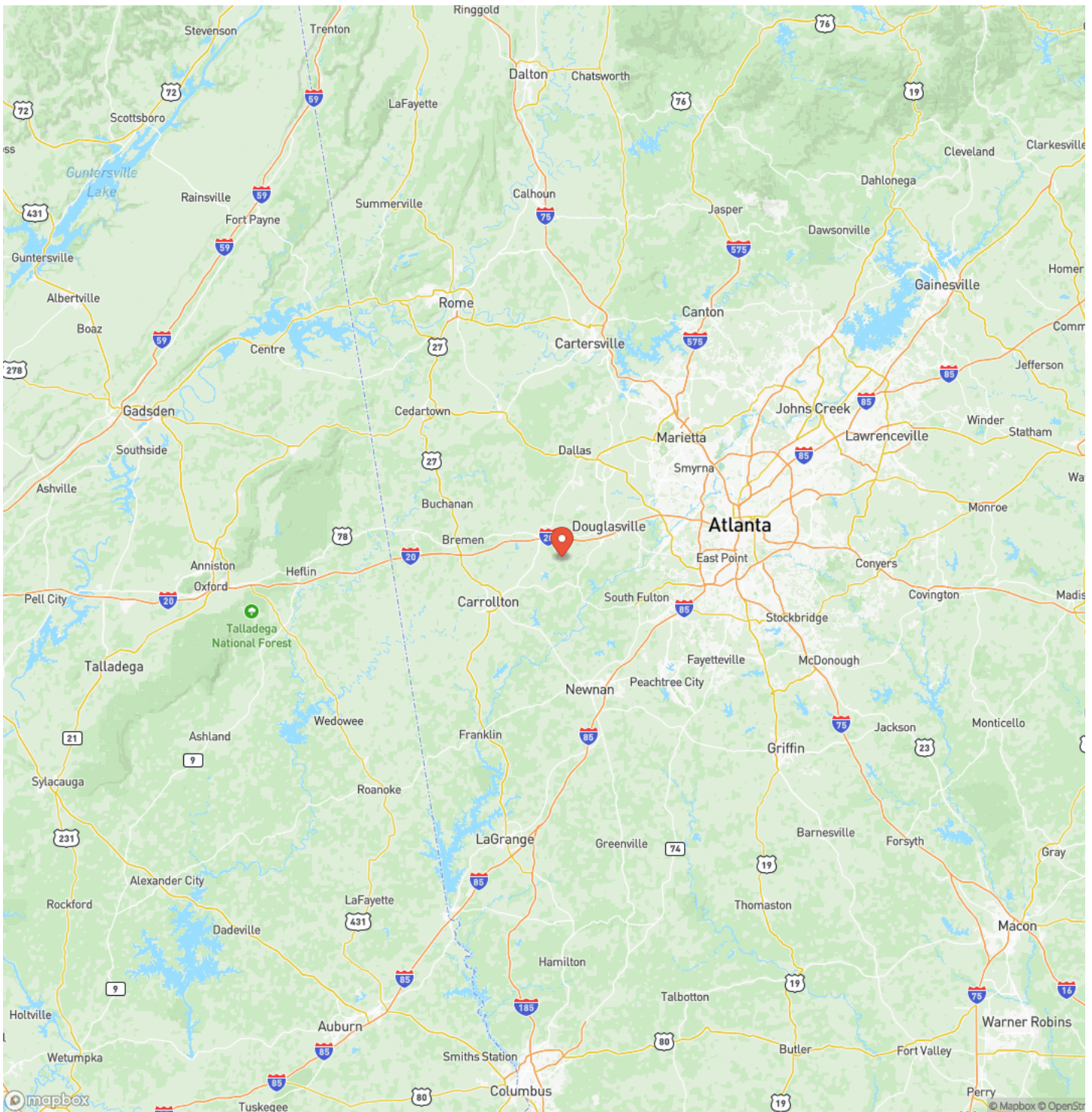
Union Hill Farm
Winston, GA / Douglas County



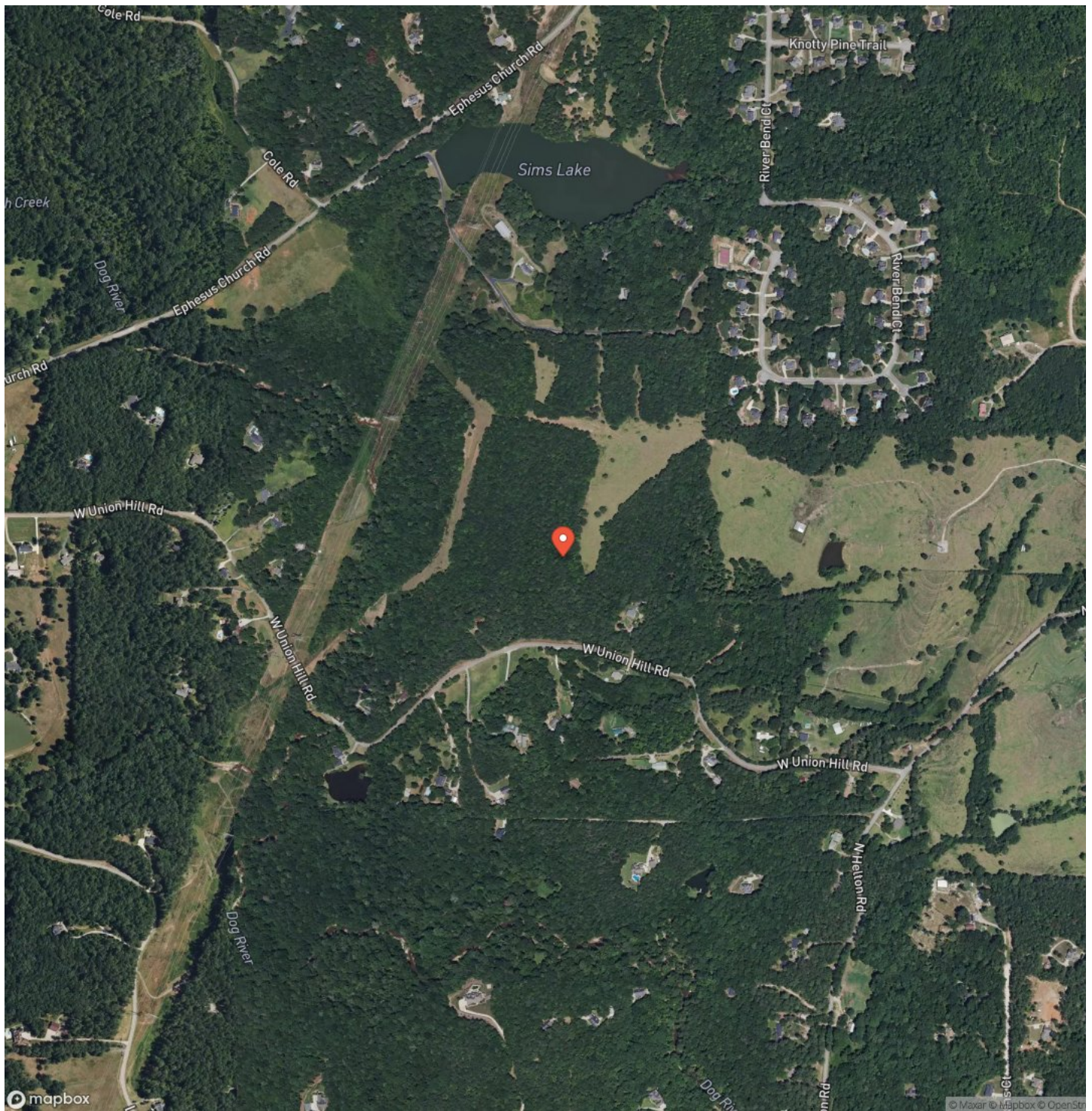
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cal Hardie

Mobile

(770) 296-2163

Email

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Address

PO Box 201

City / State / Zip

Bremen, GA 30110

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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