

Privacy Meets Proximity in Pine Meadows  
41 Pine Meadow Trail  
Forsyth, GA 31029

**\$175,000**  
11.17± Acres  
Monroe County



## Privacy Meets Proximity in Pine Meadows Forsyth, GA / Monroe County

### SUMMARY

#### Address

41 Pine Meadow Trail null

#### City, State Zip

Forsyth, GA 31029

#### County

Monroe County

#### Type

Lot

#### Latitude / Longitude

33.148 / -83.89759

#### Acreage

11.17

#### Price

\$175,000



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### **PROPERTY DESCRIPTION**

Wanting the freedom and tranquility of the country with plenty of room to roam, all while being within 15 minutes or less to the entertainment and shopping of downtown Forsyth, Ga or Interstate 75? Are you wanting to enjoy life in an upscale rural subdivision with large multi-acre lots, no HOA, minimal covenants, and more interaction with more wildlife than neighbors? You can find all this and more at the rear of the Pine Meadows Subdivision on 11.17 +/- beautiful acres of partially cleared ground ready to serve as the foundation of your dream home. With large timber purposely left in its magnificence, abundant wildlife, peace and quiet, and even a flowing stream (Hansford Branch) running through areas of the rear of the property; this 11.17 acre lavish lot has something for everyone. Located off of Giles Rd, this lot gives you a piece of the country and puts your dreams within reach!

#### *KEY FEATURES:*

- 11.17 +/- Surveyed Acres - Referenced as "Lot 4" on Survey
- Power available at Giles Rd
- Access to High Speed Internet at Giles Road
- No HOA
- Minimal Covenants and Restrictions
- 15 Minutes from Interstate 75 and Forsyth, Ga
- Lot shares a Private Driveway, "*Pine Meadow Trail*," with Lot #3 on Survey.
- Stream runs through an area on rear of the Property
- Secluded and Private
- Largest Lot in current phase of Pine Meadows
- Property has a blend of Hardwoods and Softwoods with beautiful scenery
- Wildlife
- Peace and Quiet
- Property will require septic/well

*NOTE* - Subject property which is known as "Lot # 4" which is 11.17 Acres, shares an undivided 1/2 Interest in a 1.20 Acre Driveway known as "*Pine Meadow Trail*," which is shared with "Lot # 3" This Private Road will be subject to a driveway agreement between the owners of "Lot # 4" and "Lot # 3."

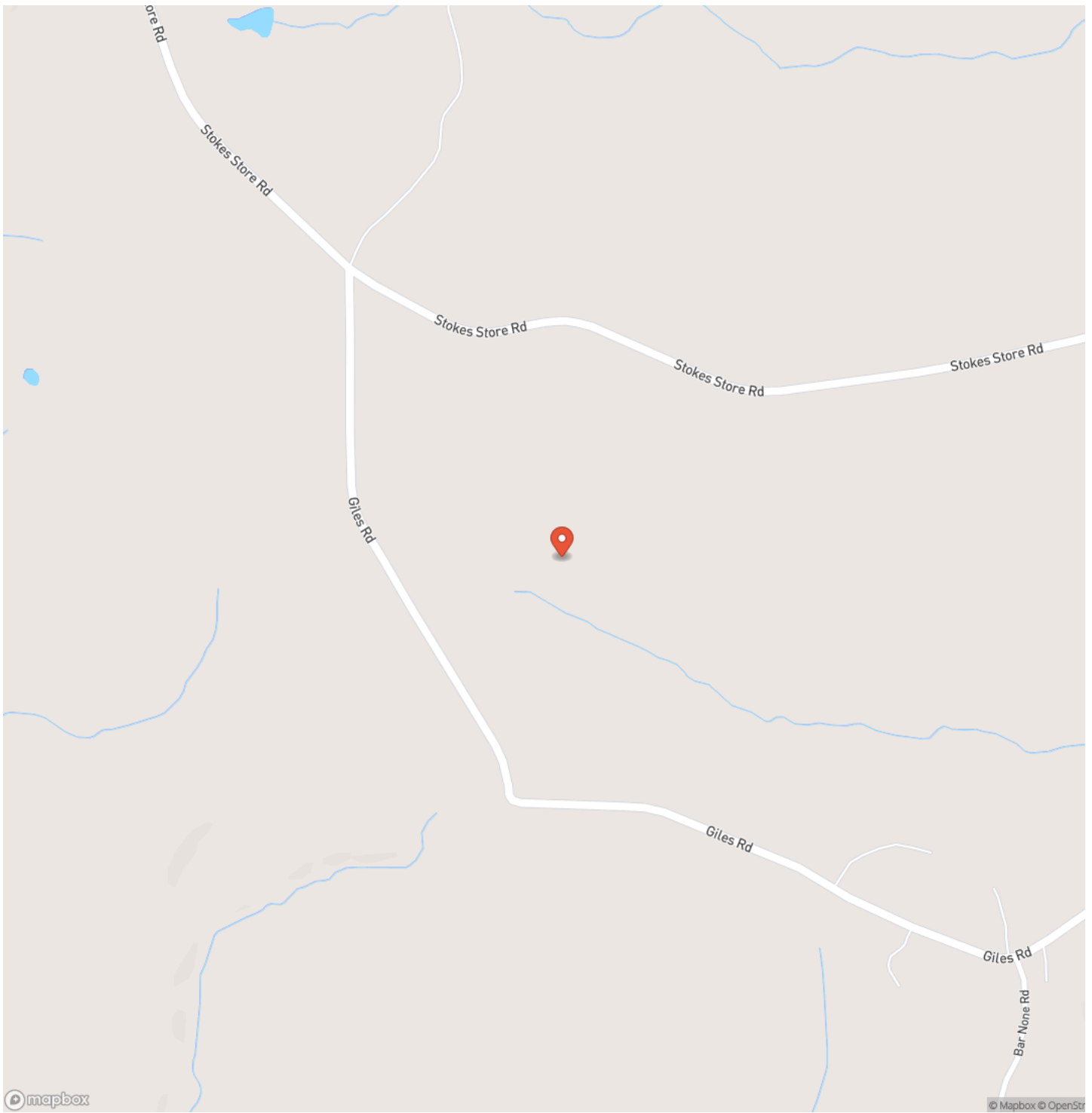
**Note - Graphic borders and property lines in pictures and video are not deemed absolute accurate property lines, but are a reference. Refer to Survey for accurate property lines.**

To see this amazing property for yourself, contact Steven Layfield with Mossy Oak Properties Legacy Realty Services at [478-952-8853](tel:478-952-8853) or email at [slayfield@mossyoakproperties.com](mailto:slayfield@mossyoakproperties.com)

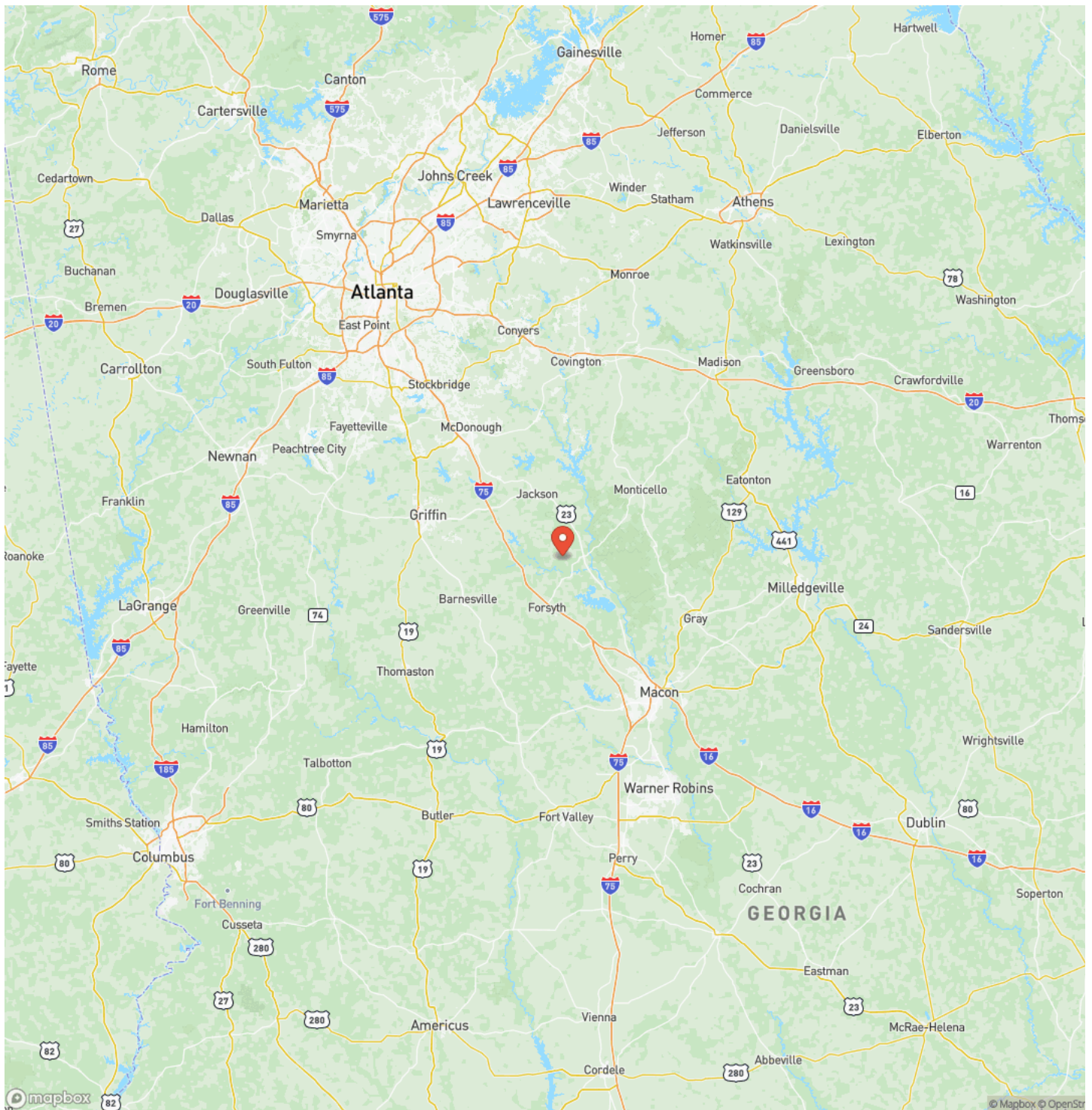
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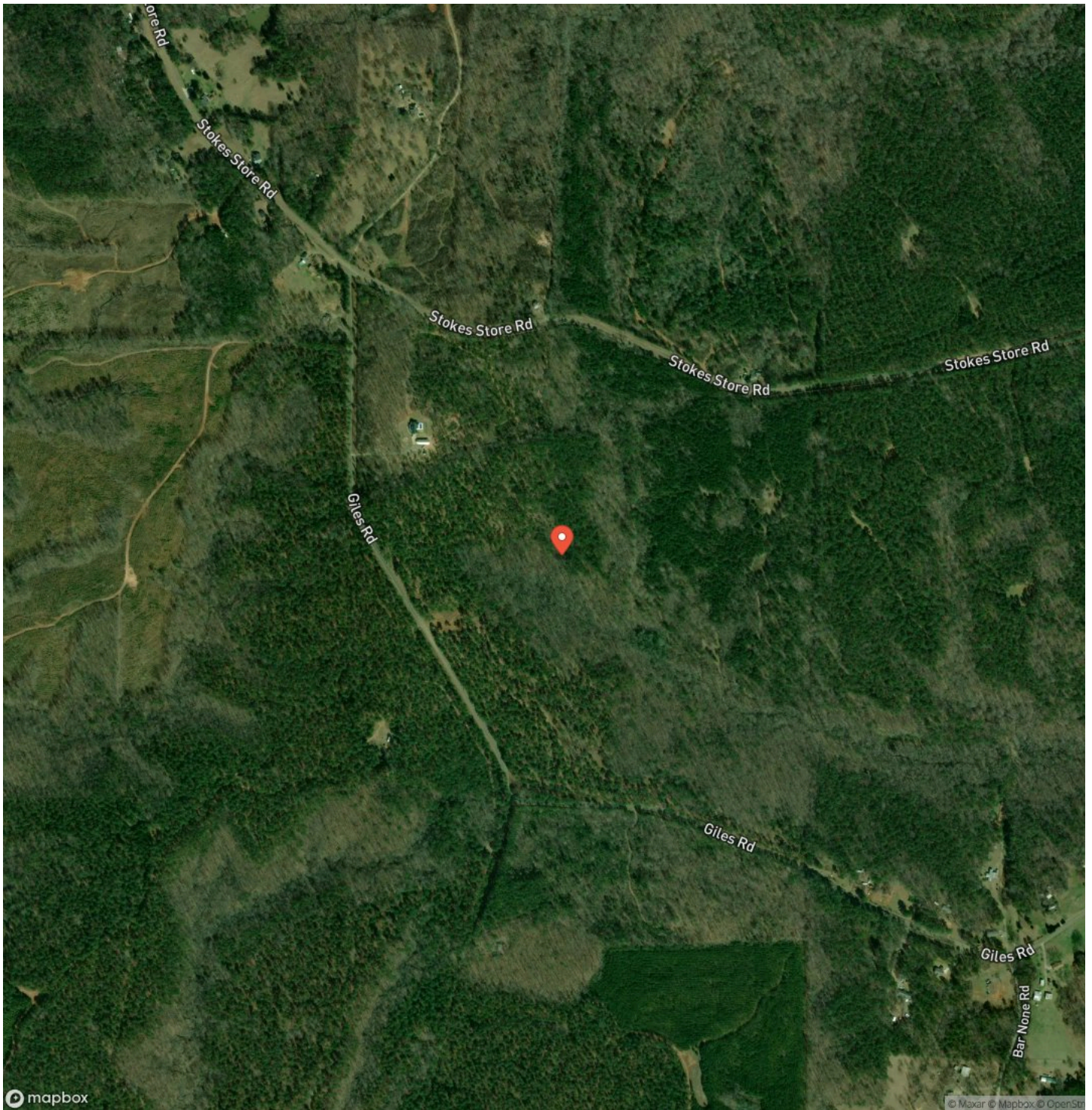
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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