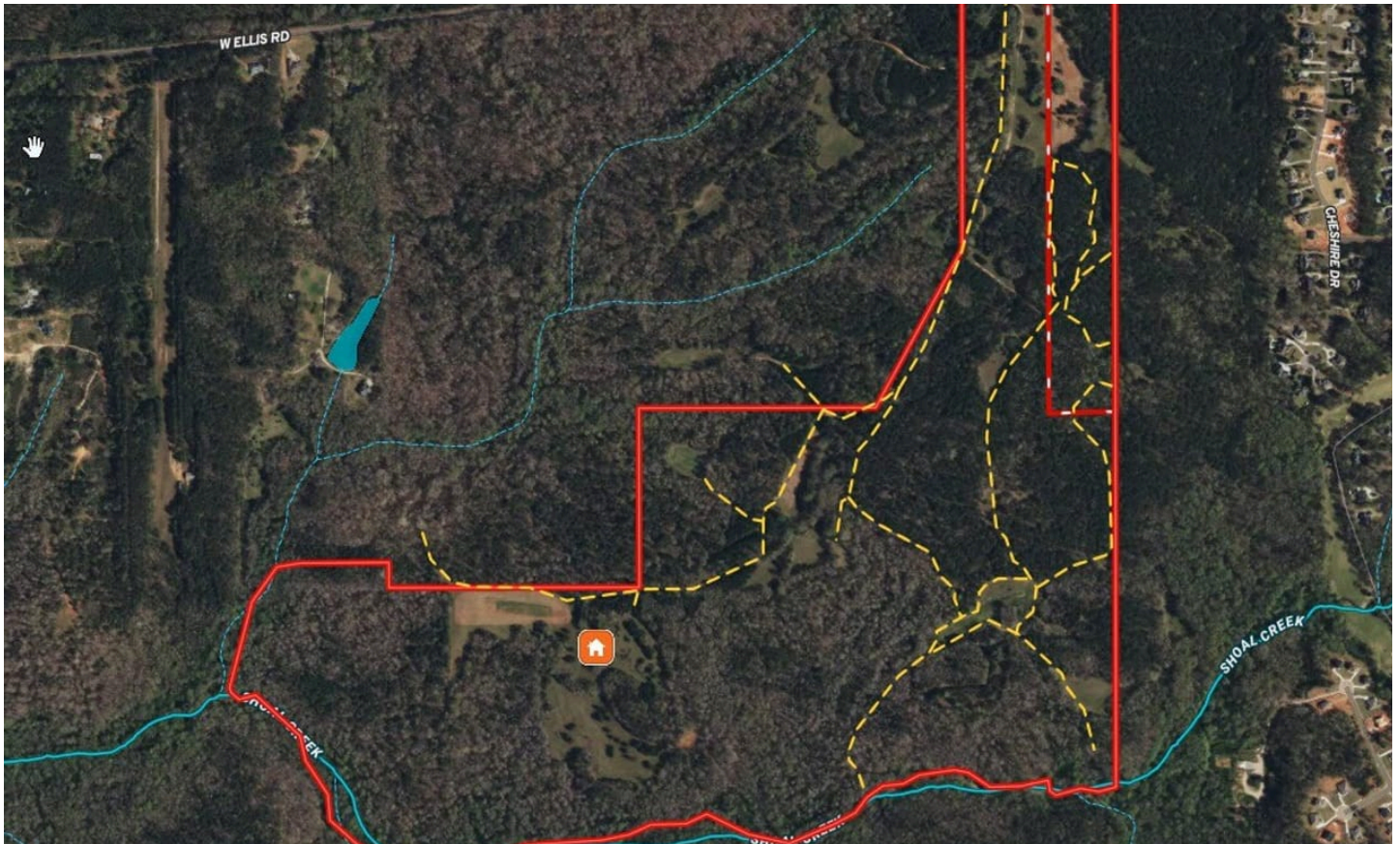


312.37 acres in Spalding County
312 ac W Ellis Road
Griffin, GA 30223

\$1,093,295
312.370± Acres
Spalding County



312.37 acres in Spalding County
Griffin, GA / Spalding County

SUMMARY

Address

312 ac W Ellis Road

City, State Zip

Griffin, GA 30223

County

Spalding County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.265154 / -84.332415

Acreage

312.370

Price

\$1,093,295

Property Website

<https://bowersandburns.com/property/312-37-acres-in-spalding-county-spalding-georgia/86849/>



312.37 acres in Spalding County
Griffin, GA / Spalding County

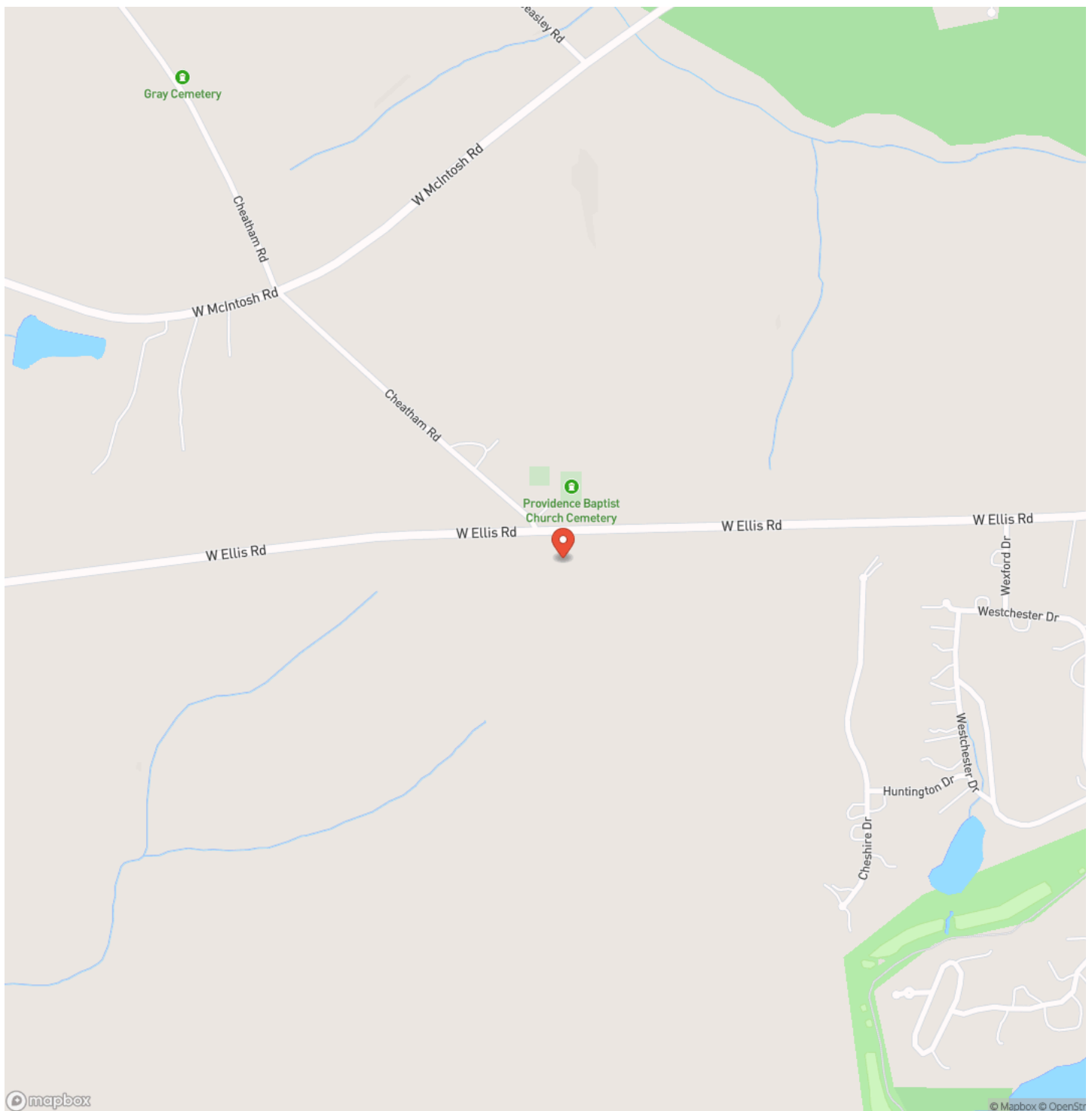
PROPERTY DESCRIPTION

The Ellis Road farm, is a beautiful mix of old growth Pines and Hardwoods, mixed with agriculture fields, bold flowing creeks, orchards, and old farm charm. Its located just outside of Griffin, Ga. Close to Griffin Country Club, shopping, restaurants, and schools. The rural charm is perfect for a family place or Hunting retreat. The majority of the farm is under a Conservation Easement, with an emphasis on Wildlife, water quality, and natural preservation. Scattered across the land are TWO 2 acre building homesites, and about 40 acres of unrestricted land, within the easement there is a wonderful road system, Food plots, Ag fields, timber areas, and incredible areas for walking trails through the Preserved Forest. This is a truly unique opportunity to own, a farm this beautiful, with unmatched wildlife, mature timber, creeks, and rural charm, this close to town, that will remain preserved forever!

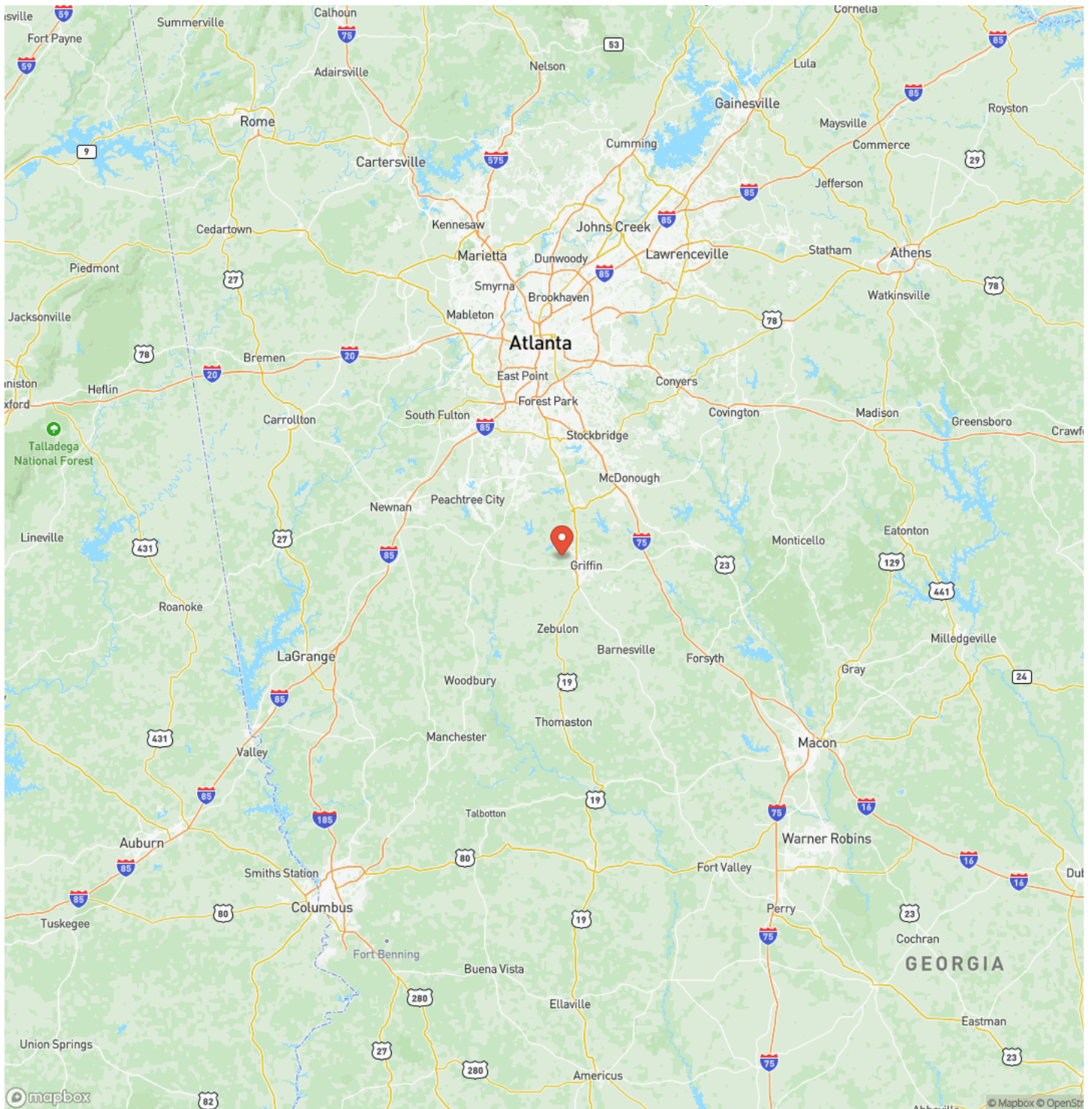
312.37 acres in Spalding County
Griffin, GA / Spalding County



Locator Map

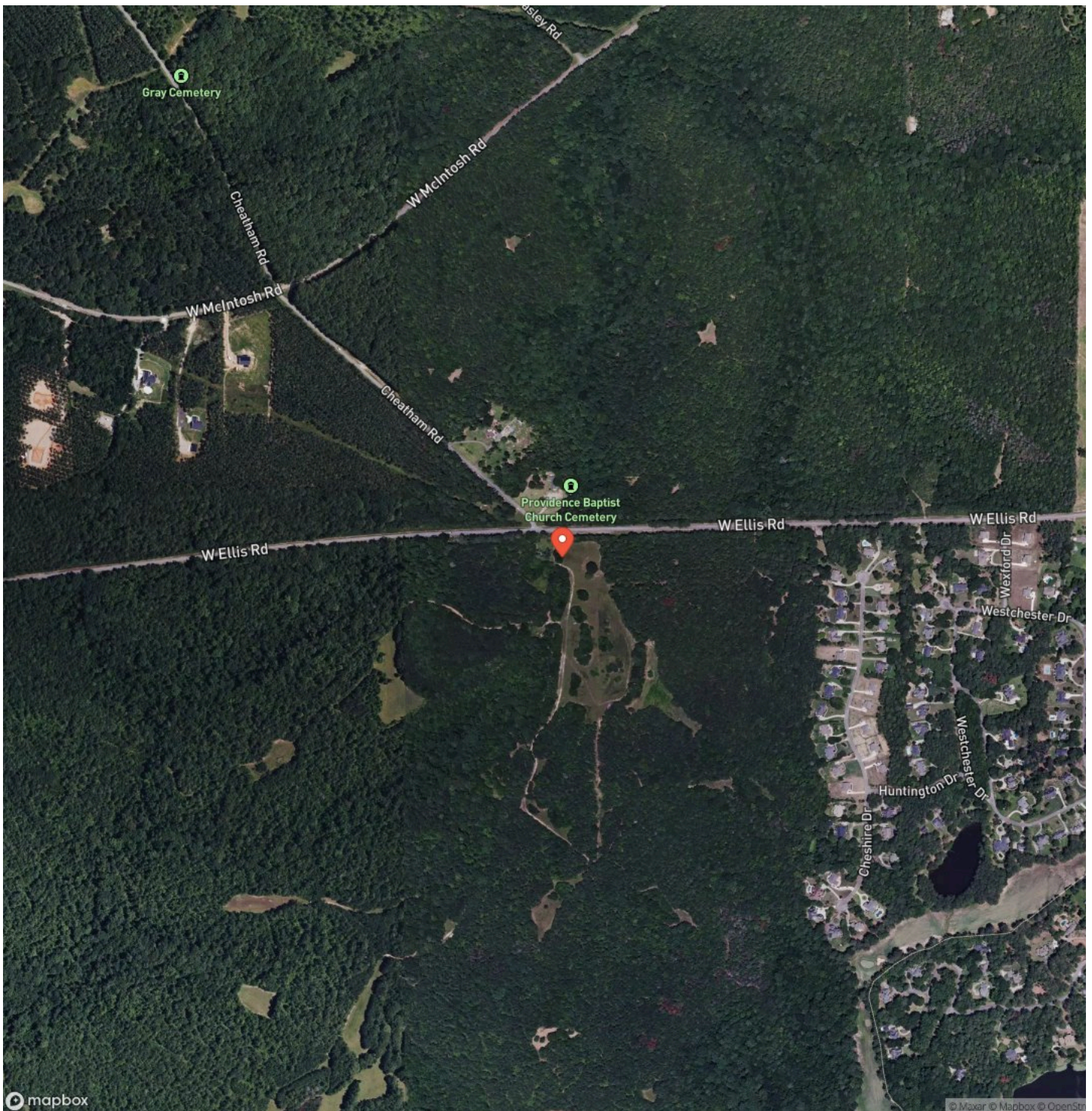


Locator Map



312.37 acres in Spalding County
Griffin, GA / Spalding County

Satellite Map



**312.37 acres in Spalding County
Griffin, GA / Spalding County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Sam Bowers

Mobile

(770) 301-7445

Office

(770) 683-4790

Email

sbowers@bowersandburns.com

Address

11 West Washington Street

City / State / Zip

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.

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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