

140+/- acres in Heard County
140+/- acres Hwy 100
Franklin, GA 30217

\$735,744
140± Acres
Heard County



140+/- acres in Heard County
Franklin, GA / Heard County

SUMMARY

Address

140+/- acres Hwy 100

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.331512 / -85.163251

Acreage

140

Price

\$735,744

Property Website

<https://bowersandburns.com/property/140-acres-in-heard-county-heard-georgia/86520/>



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Franklin, GA / Heard County

PROPERTY DESCRIPTION

140+/- acres of land fronting on Hwy 100 in Heard County. Features include mature hardwoods, newly replanted pine plantation, food plots, and a potential pond site. The recent clear-cut area has been replanted for long-term value. Excellent interior road system provides access throughout. Ideal for a private homesite, recreational retreat, farm, or timber investment. Abundant wildlife and scenic terrain offer endless outdoor possibilities. Conveniently located near Franklin with easy access to Carrollton, Newnan, and LaGrange.

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Franklin, GA / Heard County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

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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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