

45 +/- acres in Heard County
45+/- ac Noles Road
Franklin, GA 30217

\$247,500
45± Acres
Heard County



**45 +/- acres in Heard County
Franklin, GA / Heard County**

SUMMARY

Address

45+/- ac Noles Road

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Hunting Land, Timberland, Undeveloped Land

Latitude / Longitude

33.204146 / -85.124339

Acreage

45

Price

\$247,500

Property Website

<https://bowersandburns.com/property/45-acres-in-heard-county-heard-georgia/88789/>

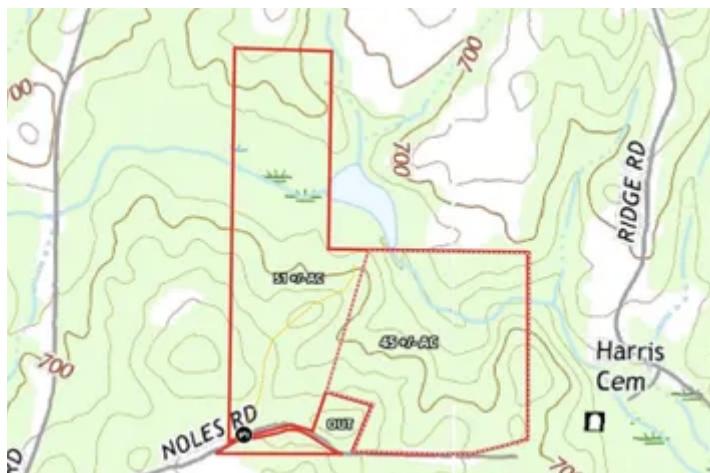


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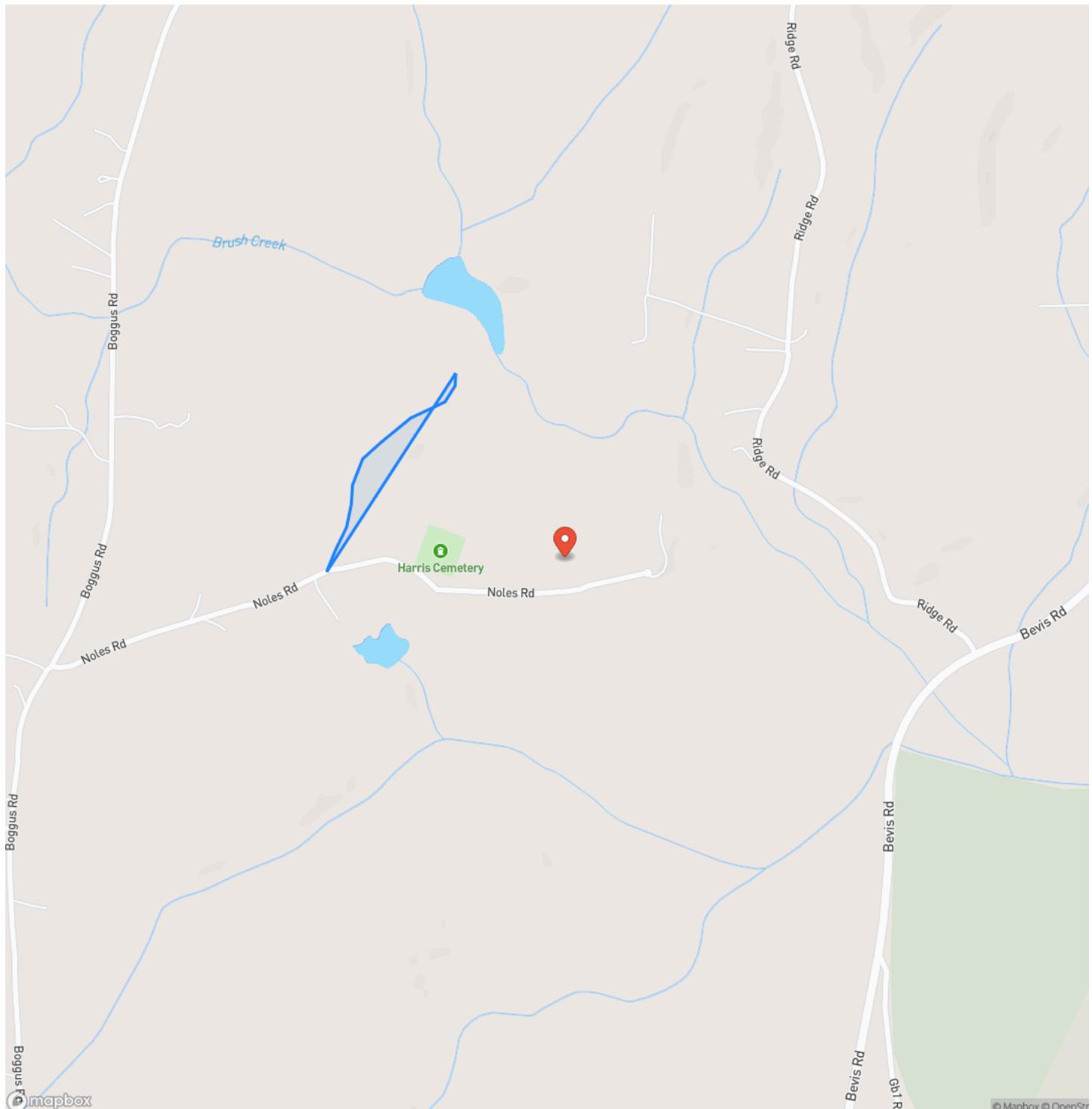
PROPERTY DESCRIPTION

Perfect Recreation tract in South East Heard County. Located on Noels Road, this property has excellent Timber diversity, with Loblolly Planted pine, mature pine and beautiful hardwoods. Brush Creek flows through the land, creating incredible wildlife habitat. The area is rural and has good neighbors. West Point Lake is just around the corner, offering tons of water sport opportunities. Lagrange and Franklin are easy drives.

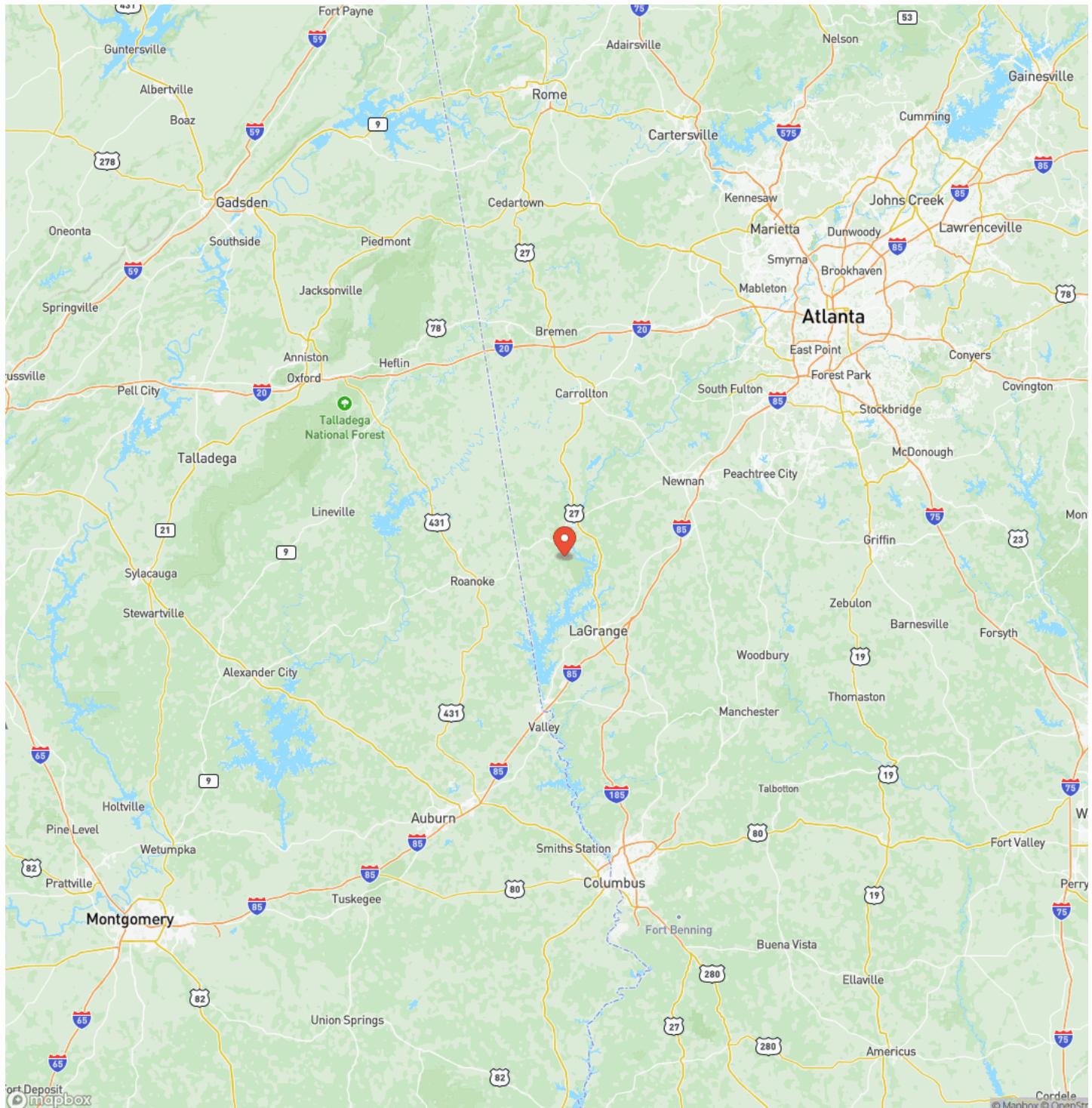
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Locator Map

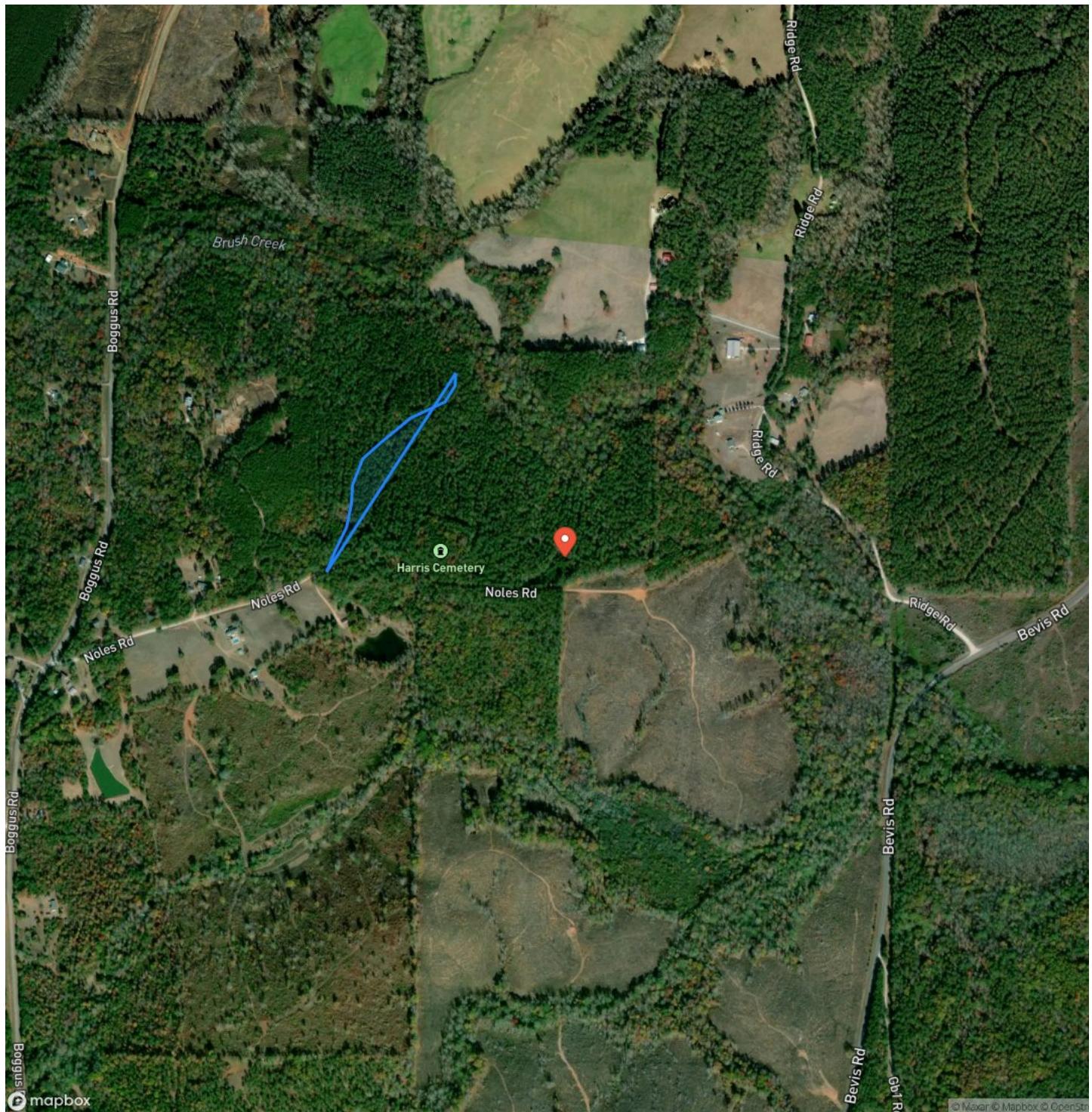


Locator Map



45 +/- acres in Heard County
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Satellite Map



**45 +/- acres in Heard County
Franklin, GA / Heard County**

LISTING REPRESENTATIVE
For more information contact:



Representative

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City / State / Zip

NOTES

NOTES

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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