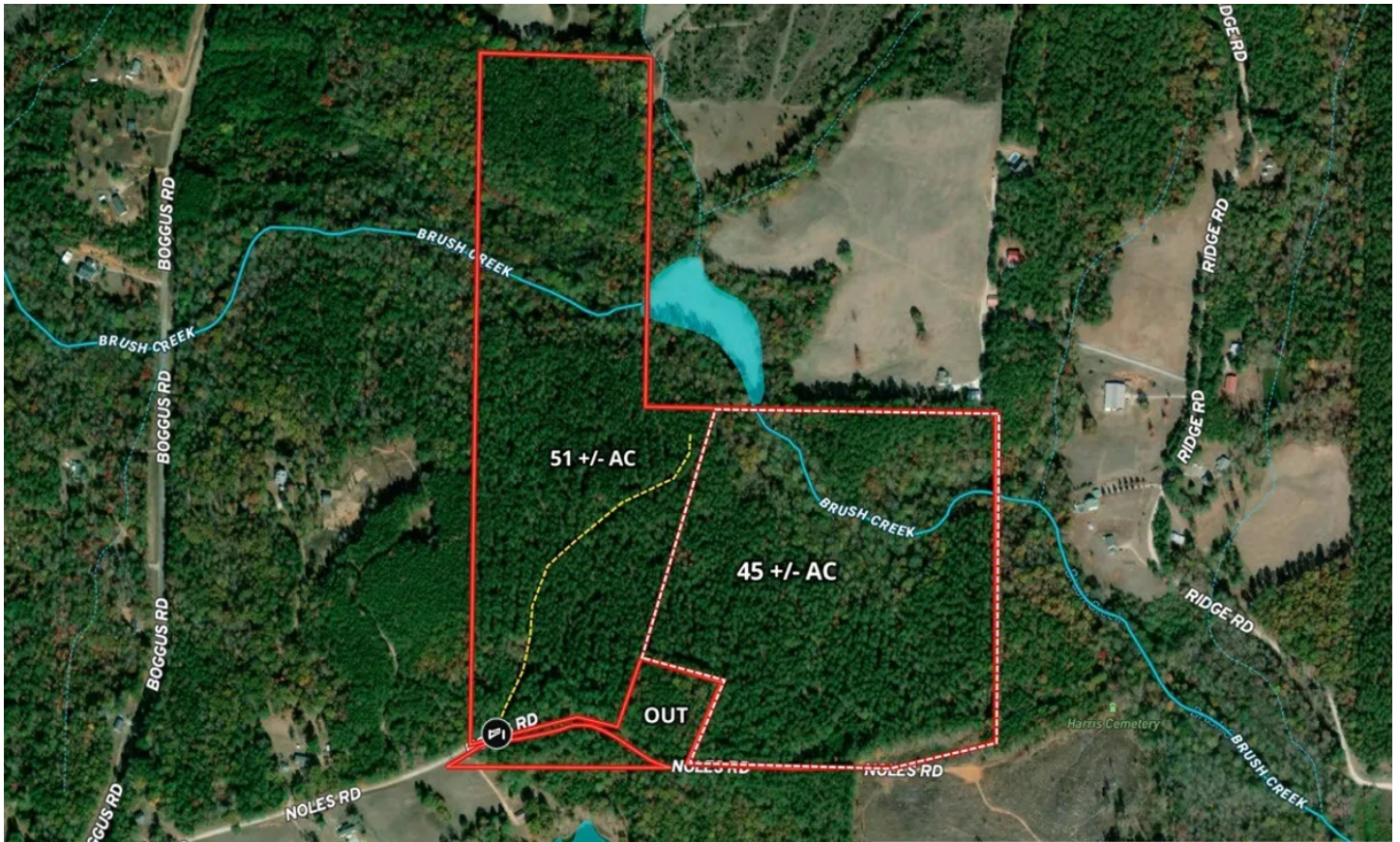


45 +/- acres in Heard County
45+/- ac Noles Road
Franklin, GA 30217

\$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/>



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

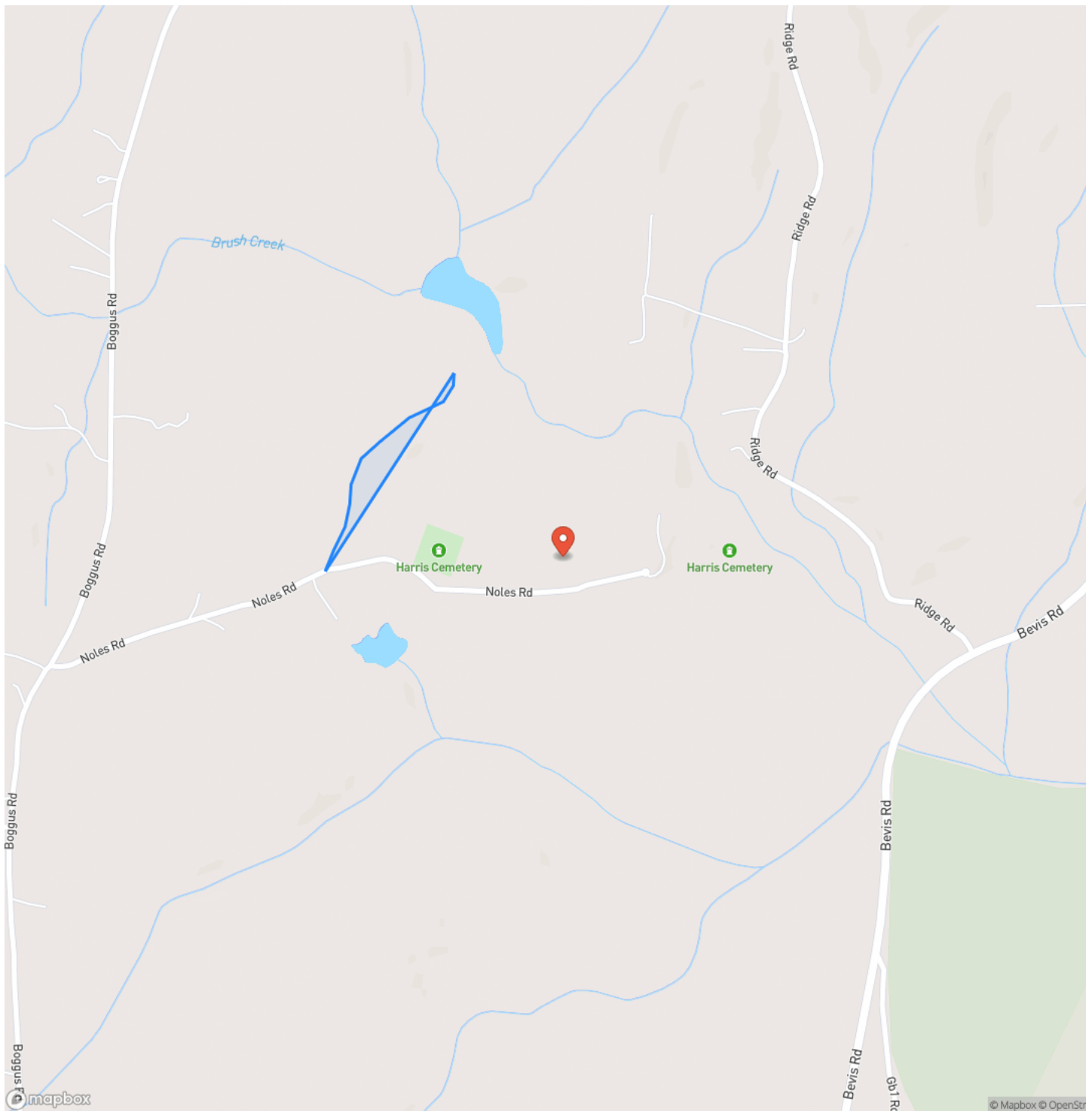
PROPERTY DESCRIPTION

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.

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

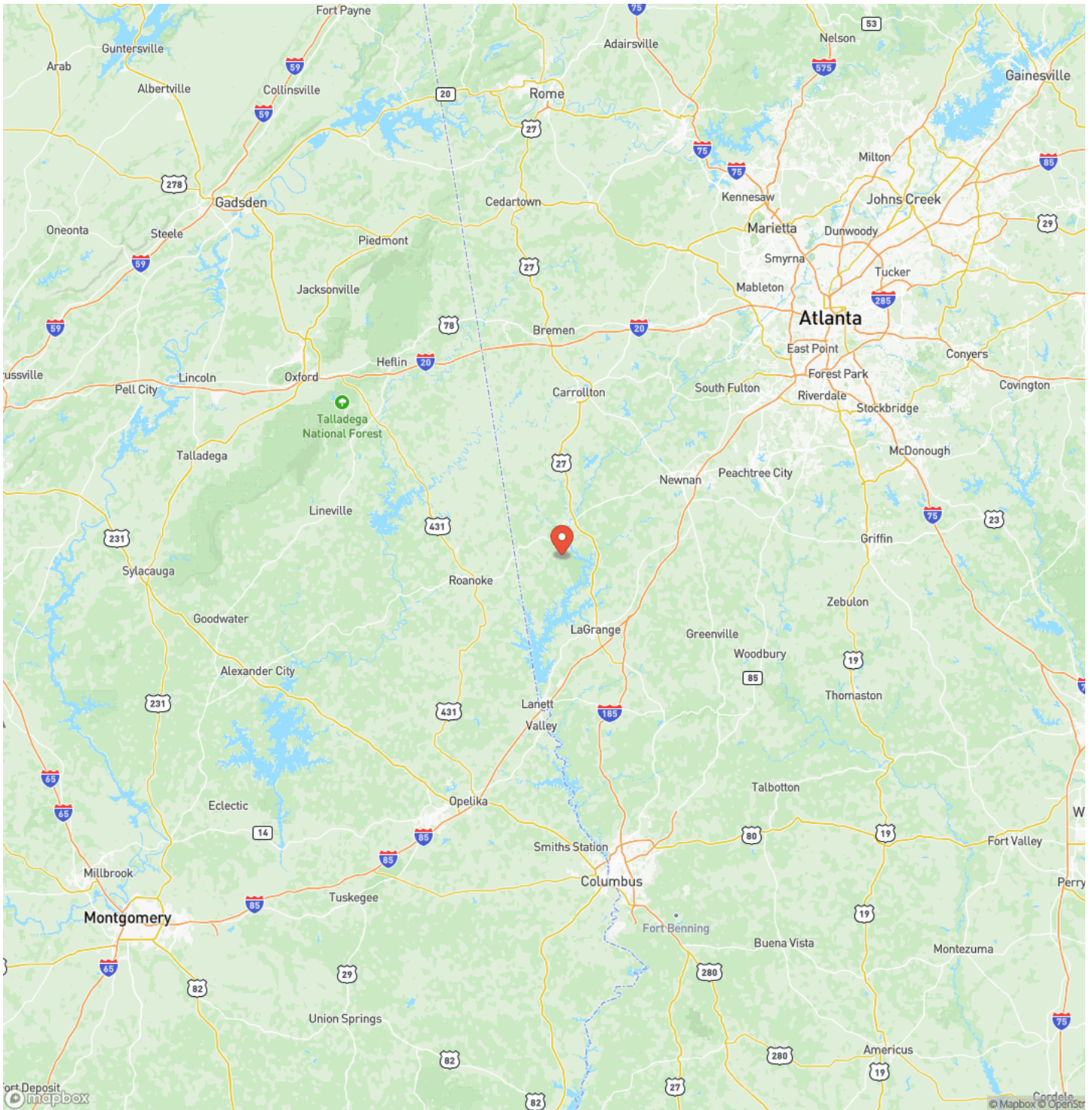


Locator Map



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

Locator Map



MORE INFO ONLINE:

<https://www.bowersandburns.com>

Satellite Map



MORE INFO ONLINE:

<https://www.bowersandburns.com>

45 +/- acres in Heard County
Franklin, GA / Heard 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 full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.

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.

Bowers and Burns Real Estate Company
11 West Washington Street
Newnan, GA 30263
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