

178.235 acres in North Meriwether County  
178.235 ac Rocky Mount Road  
Luthersville, GA 30251

**\$1,782,350**  
178.240± Acres  
Meriwether County



**178.235 acres in North Meriwether County**  
**Luthersville, GA / Meriwether County**

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**SUMMARY**

**Address**

178.235 ac Rocky Mount Road

**City, State Zip**

Luthersville, GA 30251

**County**

Meriwether County

**Type**

Hunting Land, Undeveloped Land, Recreational Land

**Latitude / Longitude**

33.168993 / -84.67153

**Acreage**

178.240

**Price**

\$1,782,350

**Property Website**

<https://bowersandburns.com/property/178-235-acres-in-north-meriwether-county-meriwether-georgia/97095/>





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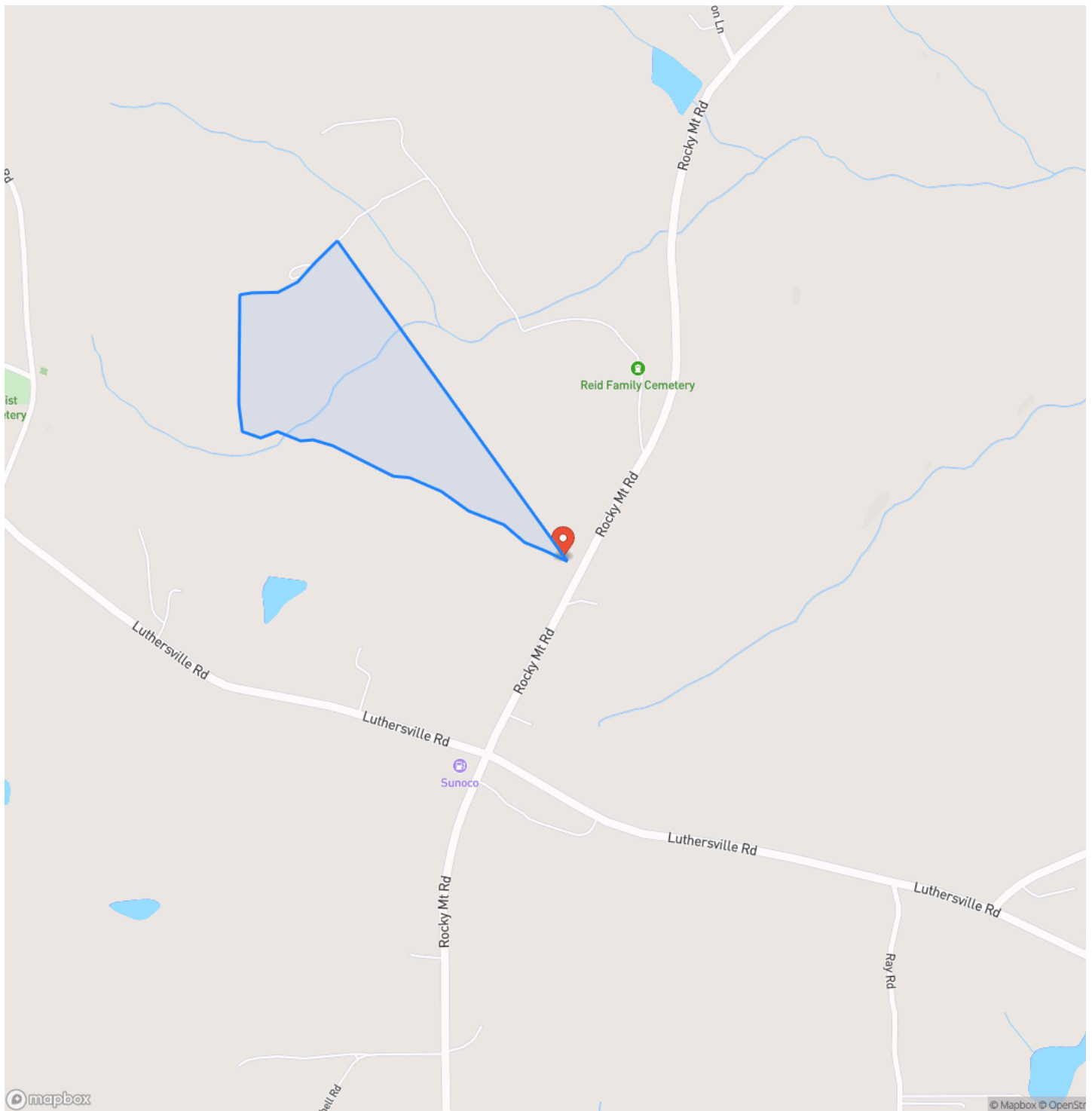
**PROPERTY DESCRIPTION**

Rocky Mount Farms is an exceptional 178.235± acre pine plantation located off Rocky Mount Road in the highly desirable Rocky Mount community of North Meriwether County, Georgia. This well-managed property has been recently enhanced for both wildlife habitat and outdoor recreation, featuring newly constructed interior road systems, established food plots, and quality fencing along the road frontage. The crown jewel of the property is a stunning 5 plus acre lake, currently filling and soon to be ready for fish stocking, an outstanding centerpiece for recreation, hunting, or simply enjoying the peaceful setting. Surrounded by large homesites and generations-old family farms, the Rocky Mount community offers a rare blend of privacy, beauty, and rural charm. While the property feels worlds away from city life, convenient access to shopping, dining, and major interstates is just a short drive away. Rocky Mount Farms is ideally suited for hunting, fishing, recreation, timber investment, a family compound, or a private estate home, making it a versatile opportunity in one of Meriwether County's most sought-after rural areas.

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## Locator Map



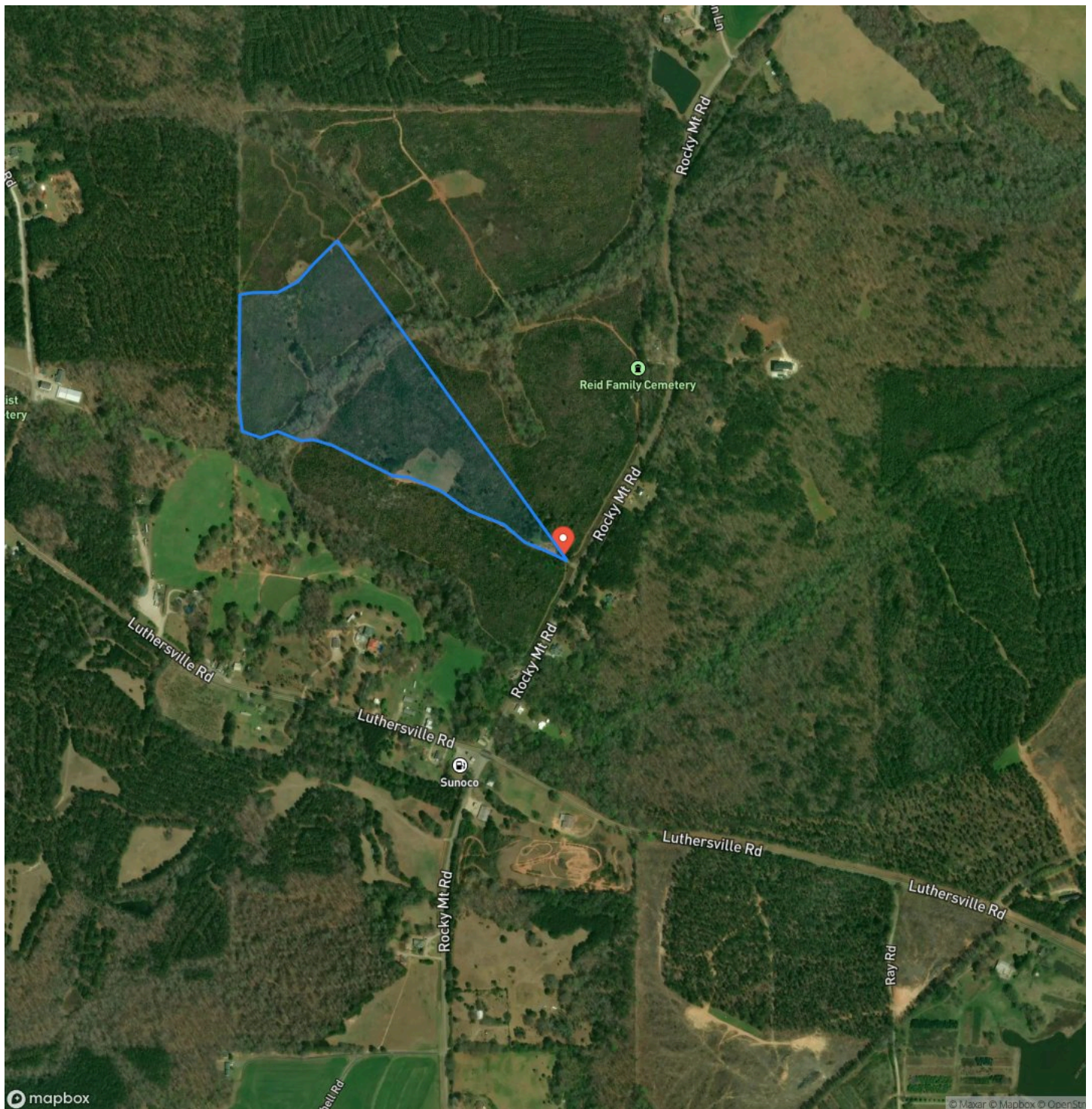






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## Satellite Map



**178.235 acres in North Meriwether County  
Luthersville, GA / Meriwether County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Sam Bowers

## Mobile

(770) 301-7445

## Office

(770) 683-4790

## Email

[sbowers@bowersandburns.com](mailto:sbowers@bowersandburns.com)

## Address

11 West Washington Street

## City / State / Zip

## NOTES

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## 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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**Bowers and Burns Real Estate Company**  
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