

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

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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Luthersville, GA / Meriwether County

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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Luthersville, GA / Meriwether County



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Luthersville, GA / Meriwether County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Sam Bowers

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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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