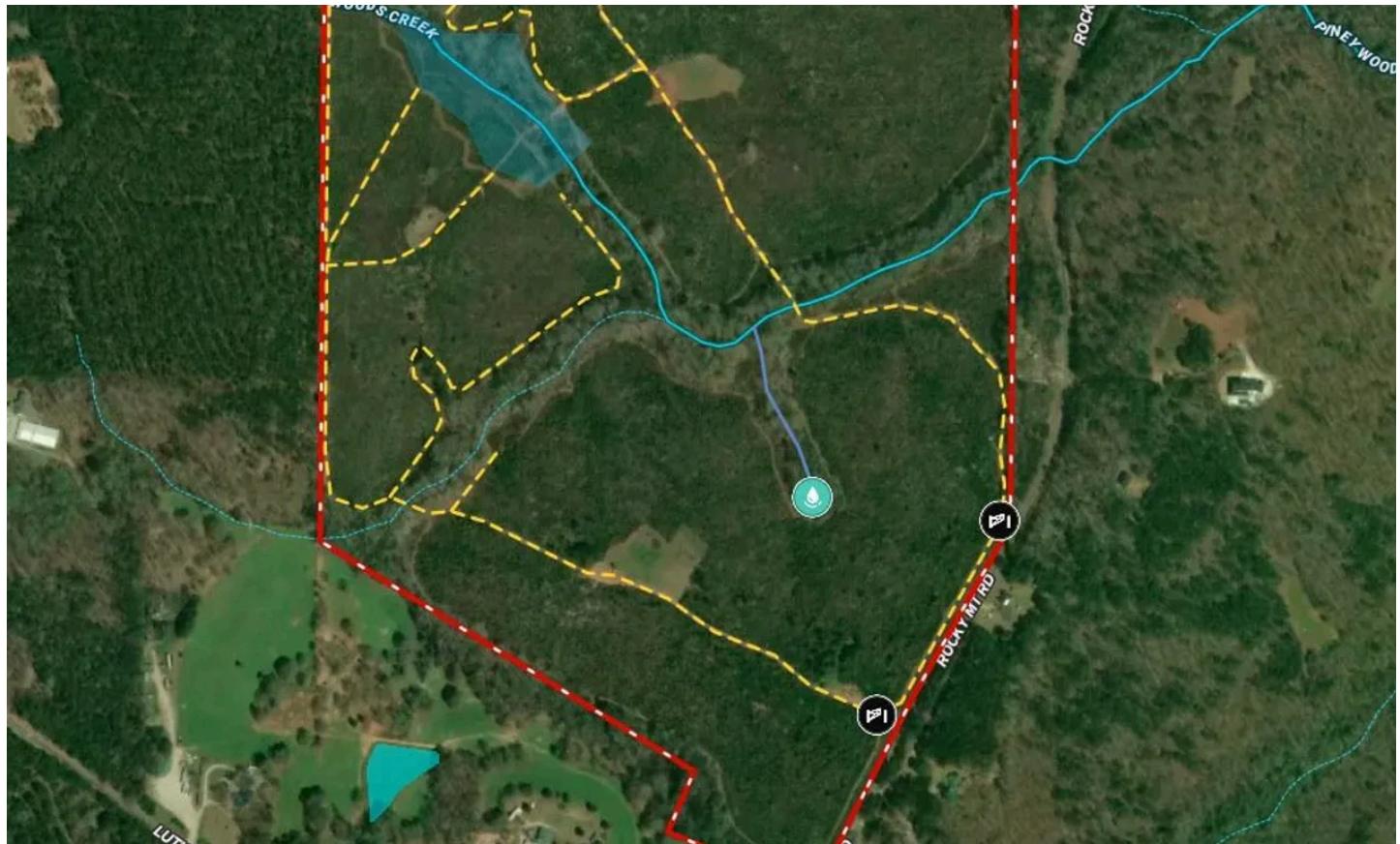


178.235 acres in North Meriwether County  
178.235 ac Rocky Mount Road  
Luthersville, GA 30251

**\$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/>



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

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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.

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



## 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

## Address

11 West Washington Street

**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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