

319+/- acres in North Heard County
319 +/- acres Hwy 100
Franklin, GA 30217

\$1,421,940
319± Acres
Heard County



319+/- acres in North Heard County
Franklin, GA / Heard County

SUMMARY

Address

319 +/- acres Hwy 100

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.335269 / -85.166531

Acreage

319

Price

\$1,421,940

Property Website

<https://bowersandburns.com/property/319-acres-in-north-heard-county-heard-georgia/86522/>



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PROPERTY DESCRIPTION

Excellent Timber land opportunity in North Heard County. This one has it All! Hardwoods, Pine Plantation, Creeks, Pond site, Food Plots, solid internal road system, Paved Frontage, and a Great location. The wildlife is abundant, with outstanding habitat for Deer and Turkeys, the newly clear-cut areas are second to none for Fawns and Poults! This tract is ideal for your family Hunting retreat or Timberland investment. The county has top rated schools and quality of life, making this land a perfect long-term investment.

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LISTING REPRESENTATIVE

For more information contact:



Representative

Sam Bowers

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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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