

51 +/- acres in Heard County Southwest of Franklin  
51+/- ac Noles Road  
Franklin, GA 30217

**\$280,500**  
51± Acres  
Heard County



**51 +/- acres in Heard County Southwest of Franklin  
Franklin, GA / Heard County**

**SUMMARY**

**Address**

51+/- ac Noles Road

**City, State Zip**

Franklin, GA 30217

**County**

Heard County

**Type**

Hunting Land, Timberland, Undeveloped Land, Recreational Land

**Latitude / Longitude**

33.204315 / -85.128693

**Acreage**

51

**Price**

\$280,500

**Property Website**

<https://bowersandburns.com/property/51-acres-in-heard-county-southwest-of-franklin-heard-georgia/88787/>



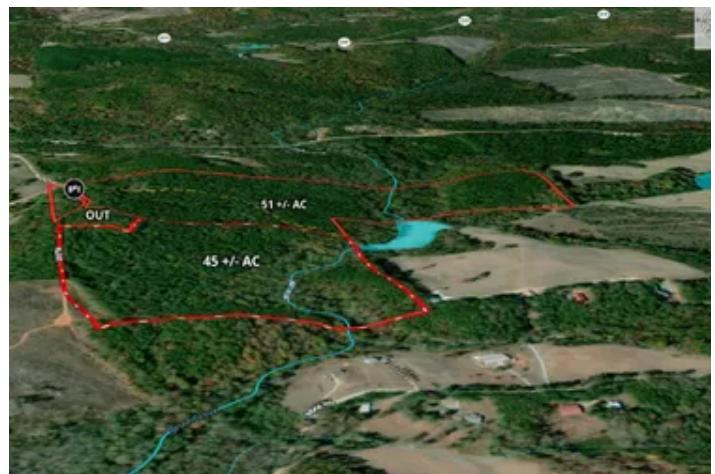
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**PROPERTY DESCRIPTION**

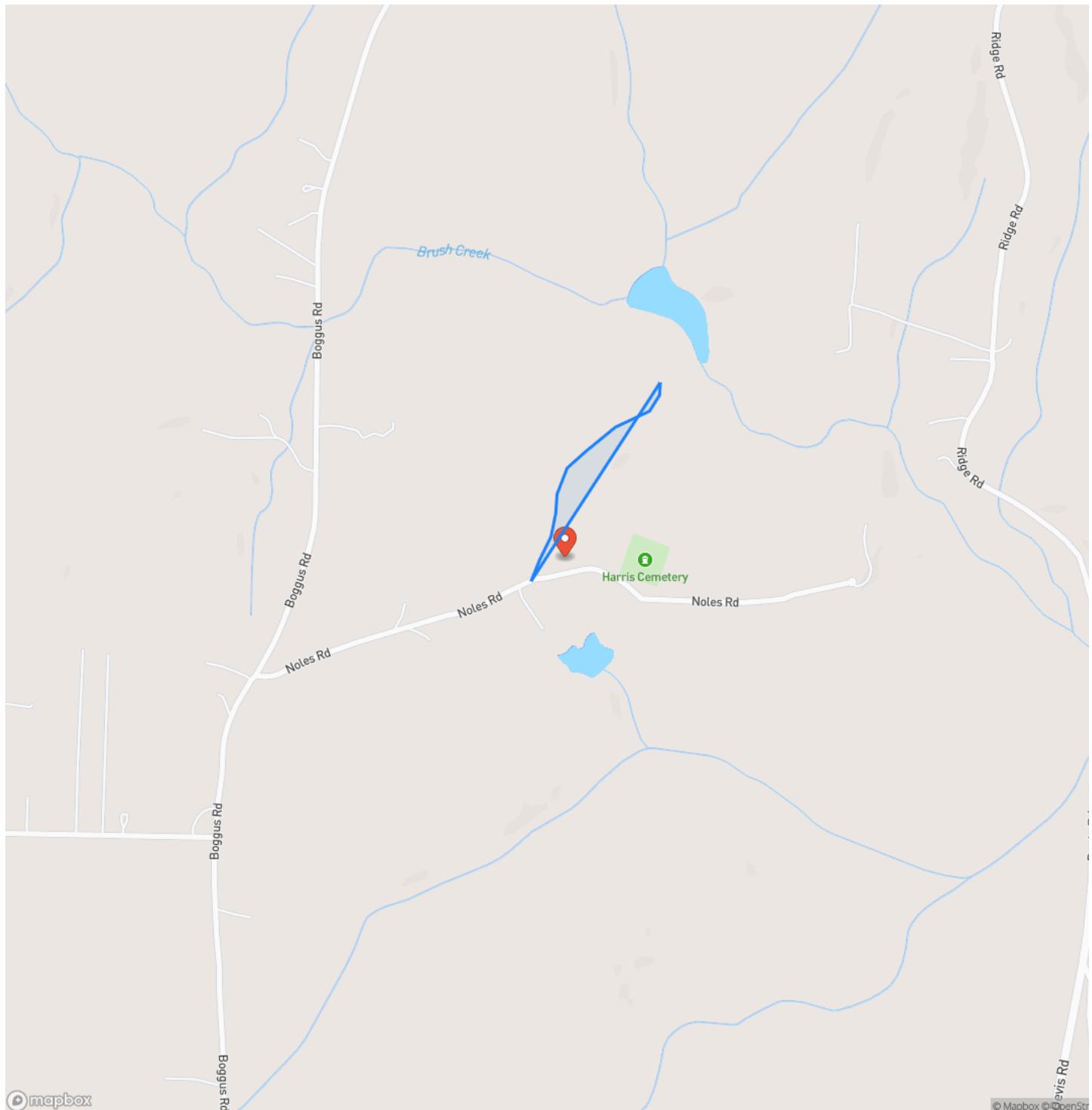
Perfect Recreation tract in South East Heard County. Located on Noels Road, this property has excellent Timber diversity, with Loblolly Planted pine, mature pine and beautiful hardwoods. Brush Creek flows through the land, creating incredible wildlife habitat. The area is rural and has good neighbors. West Point Lake is just around the corner, offering tons of water sport opportunities. Lagrange and Franklin are easy drives.

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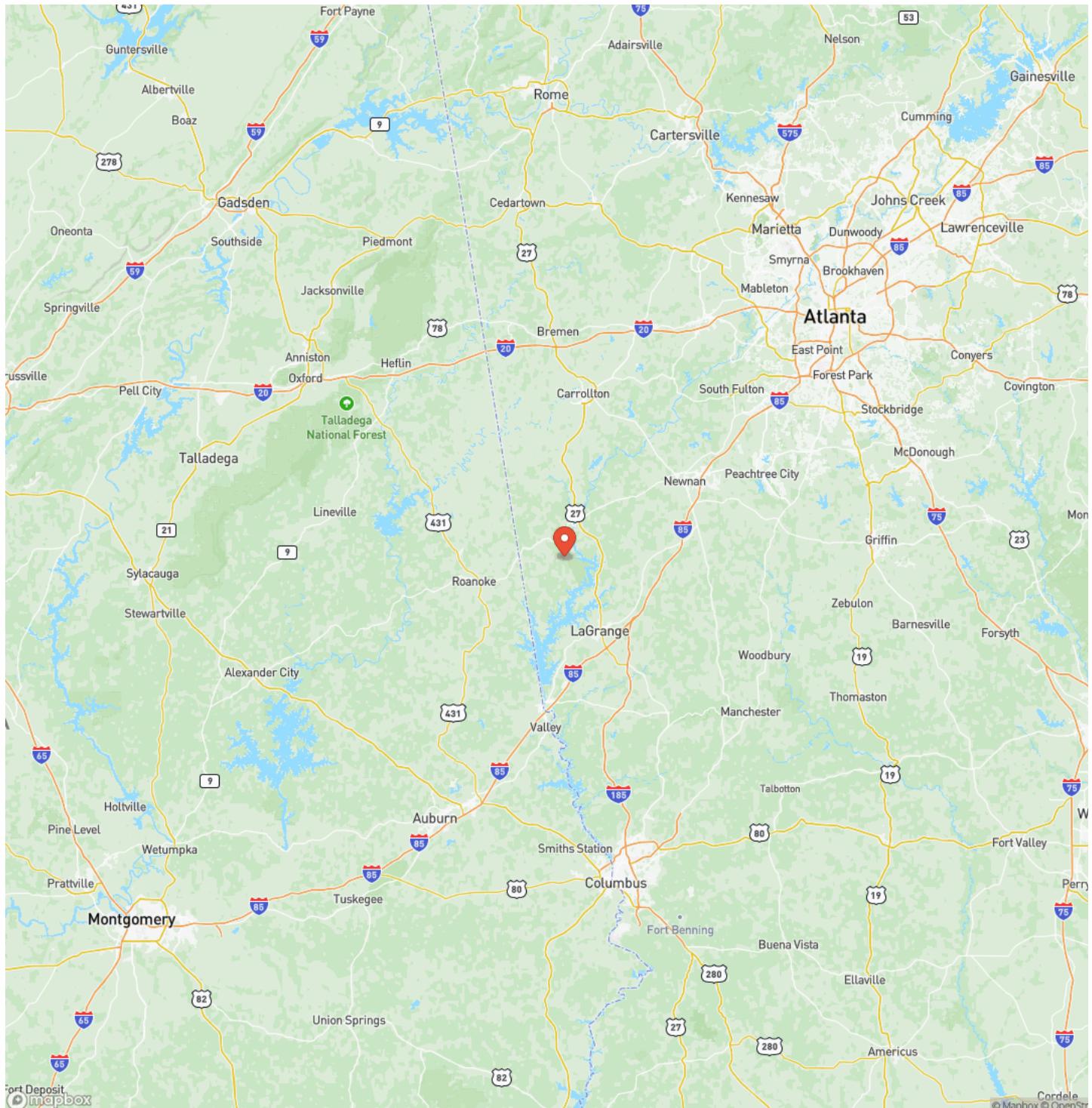


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## Locator Map

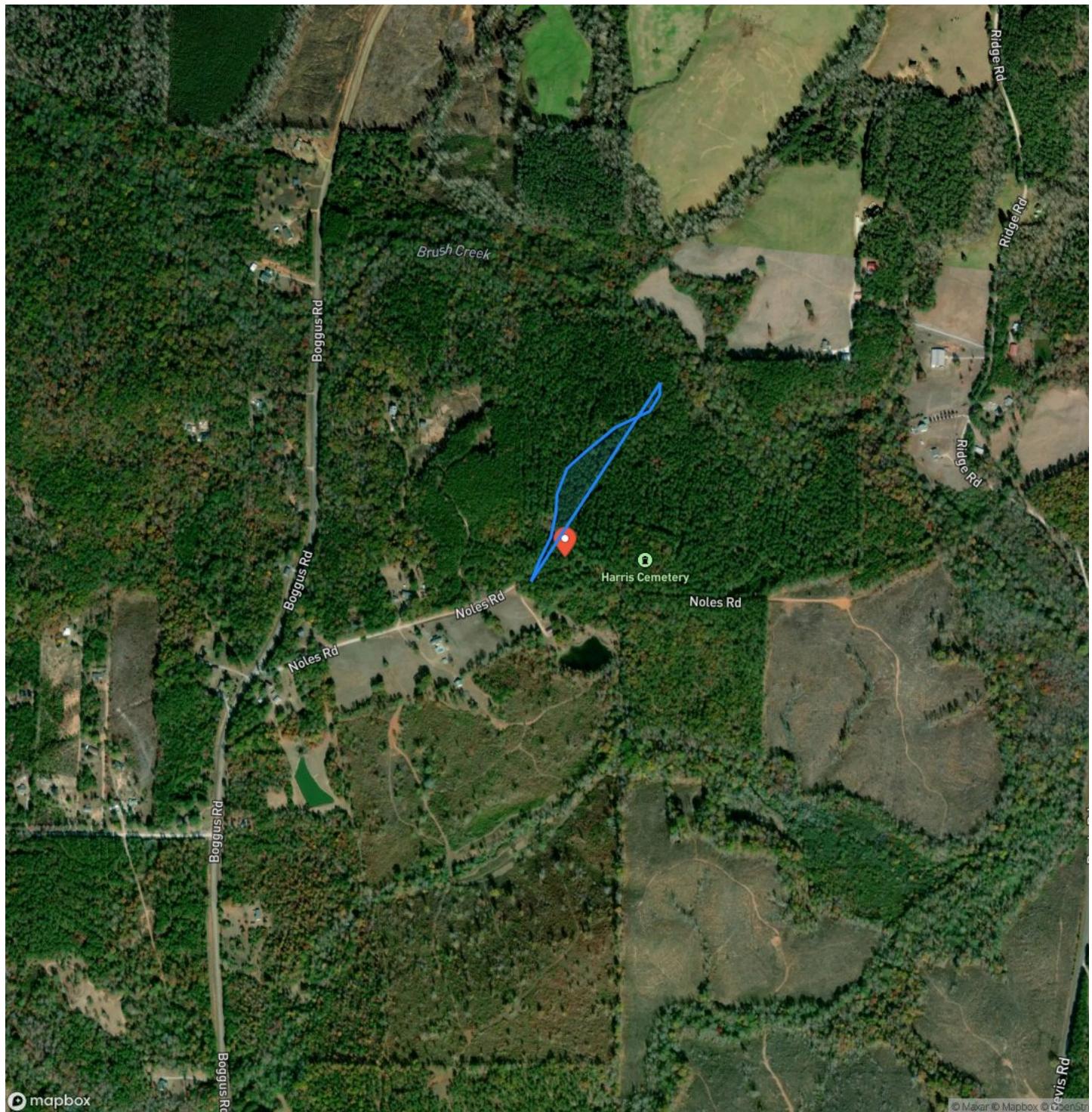


## Locator Map



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## Satellite Map



**51 +/- acres in Heard County Southwest of Franklin  
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## 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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**Bowers and Burns Real Estate Company**  
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