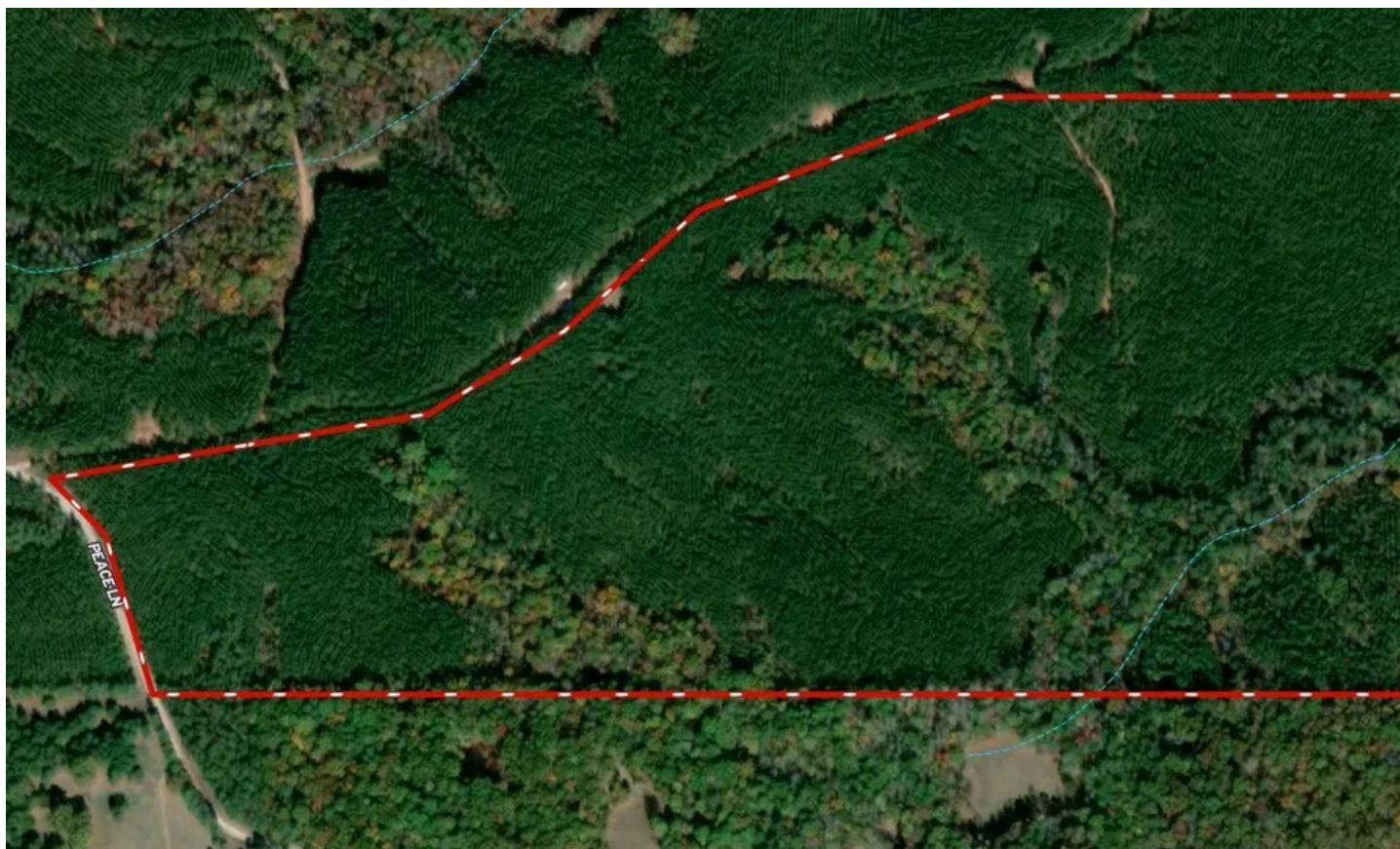


99.58 +/- acres in North Heard County
99.58 +/- ac Peace Lane
Franklin, GA 30217

\$572,585
99.580± Acres
Heard County



**99.58 +/- acres in North Heard County
Franklin, GA / Heard County**

SUMMARY

Address

99.58 +/- ac Peace Lane

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

33.337735 / -85.151444

Acreage

99.580

Price

\$572,585

Property Website

<https://bowersandburns.com/property/99-58-acres-in-north-heard-county-heard-georgia/88983/>



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

PROPERTY DESCRIPTION

Discover this well-located 99.58+/- acre timber and recreational tract in the heart of Heard County. The property features gently rolling topography accented by a bold, year-round creek that enhances both its natural beauty and usability. Nearly one-third of the acreage is comprised of mature hardwoods, providing excellent wildlife habitat, natural diversity, and a setting ideal for hunting and outdoor recreation. The balance of the tract is a thriving loblolly pine plantation that has been recently thinned, setting the stage for accelerated timber growth and long-term investment potential. Surrounded by well-maintained farms and homesteads, this property offers privacy, tranquility, and an authentic rural atmosphere. Its central location allows convenient access to Carrollton, Newnan, and surrounding communities, making it equally suitable as a recreational retreat, timber investment, or future homestead site.

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



**99.58 +/- acres in North Heard County
Franklin, GA / Heard 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

[illegible]

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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