

24.5+/- acres with stream in Heard County  
24.5+/- ac Awebreys Gin Road  
Franklin, GA 30217

**\$140,875**  
24.500± Acres  
Heard County





**24.5+/- acres with stream in Heard County**  
**Franklin, GA / Heard County**

---

**SUMMARY**

**Address**

24.5+/- ac Awebreys Gin Road

**City, State Zip**

Franklin, GA 30217

**County**

Heard County

**Type**

Hunting Land, Lot, Undeveloped Land

**Latitude / Longitude**

33.266129 / -85.243907

**Acreage**

24.500

**Price**

\$140,875

**Property Website**

<https://bowersandburns.com/property/24-5-acres-with-stream-in-heard-county-heard-georgia/88856/>



**24.5+/- acres with stream in Heard County**  
**Franklin, GA / Heard County**

---

**PROPERTY DESCRIPTION**

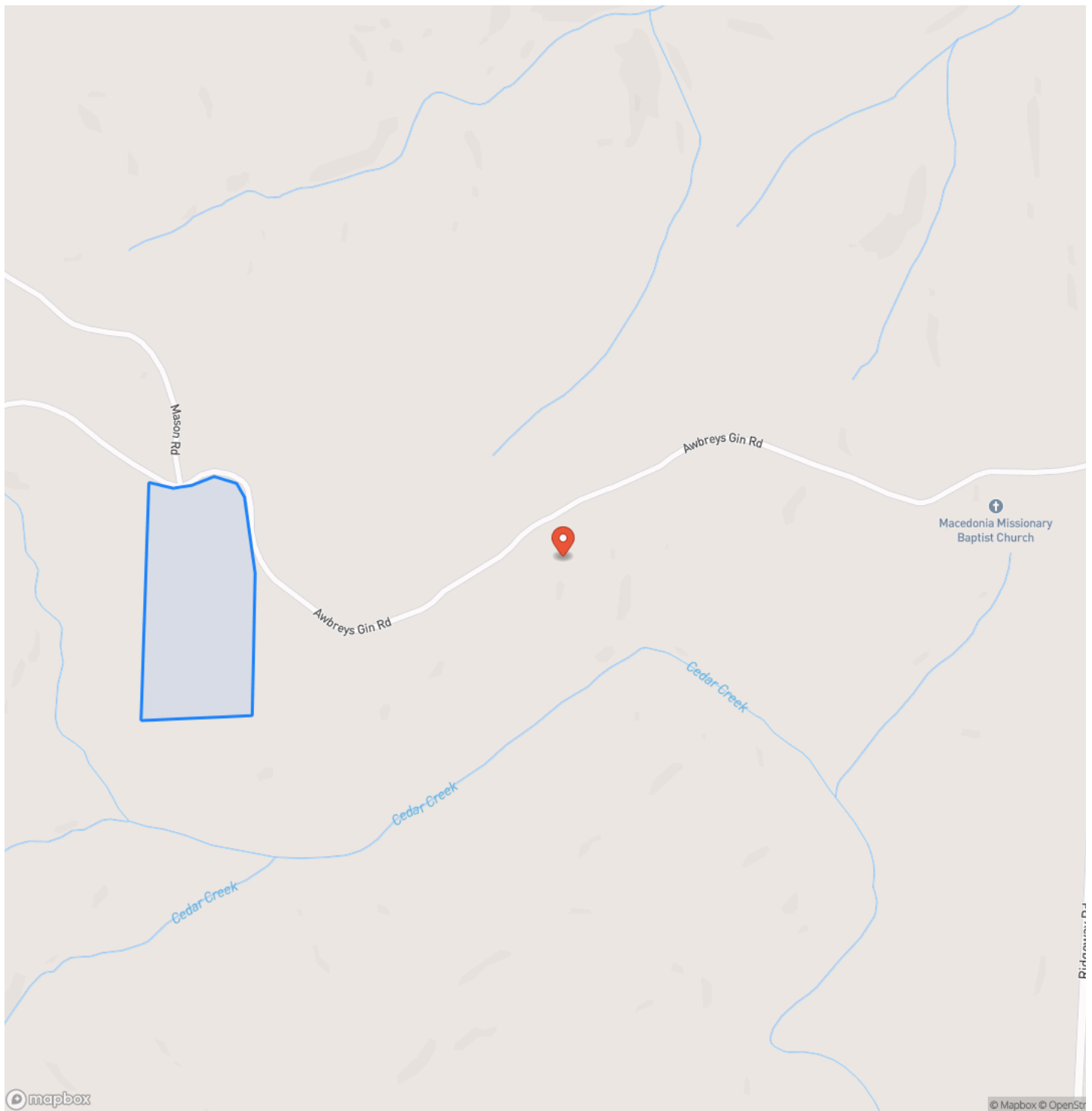
Escape to the quiet beauty of western Heard County with this 24.5+/- acre all-wooded retreat on Awbreys Gin Road. Tucked away along a peaceful gravel county road, this property offers the perfect balance of privacy and natural charm. The land is fully wooded, creating a serene setting ideal for a homesite, recreational getaway, or future investment. A gentle stream winds along the back of the property, adding character and attracting local wildlife. Whether you're seeking a hunting tract, a weekend retreat, or simply a private place to build your dream home, this land offers endless possibilities. With its secluded location and natural beauty, this property is a rare opportunity to own acreage in a quiet, rural setting while still being convenient to Franklin, Newnan, and LaGrange.

24.5+/- acres with stream in Heard County  
Franklin, GA / Heard County



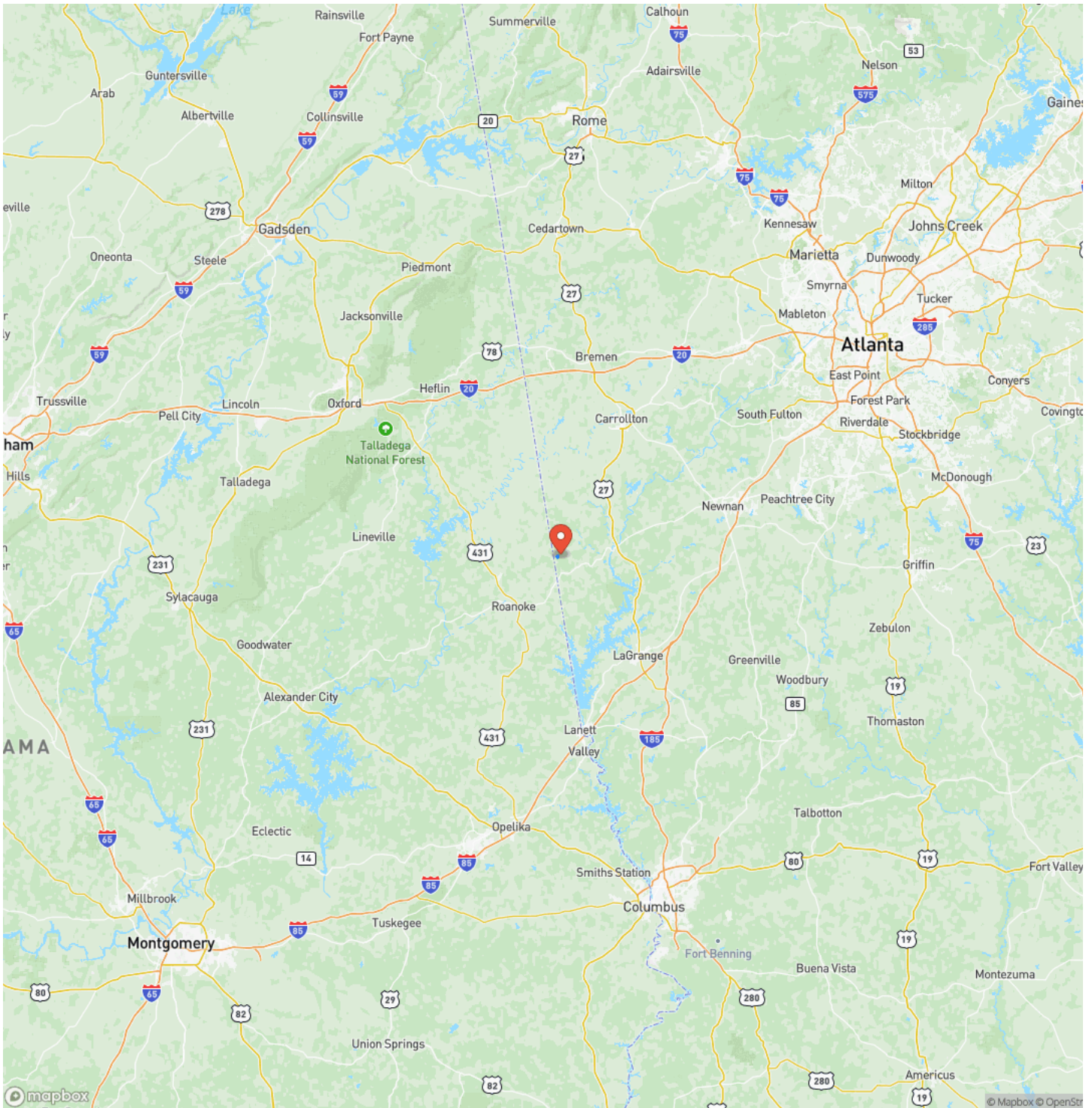


## Locator Map



## Franklin, GA / Heard County

## Locator Map



**MORE INFO ONLINE:**

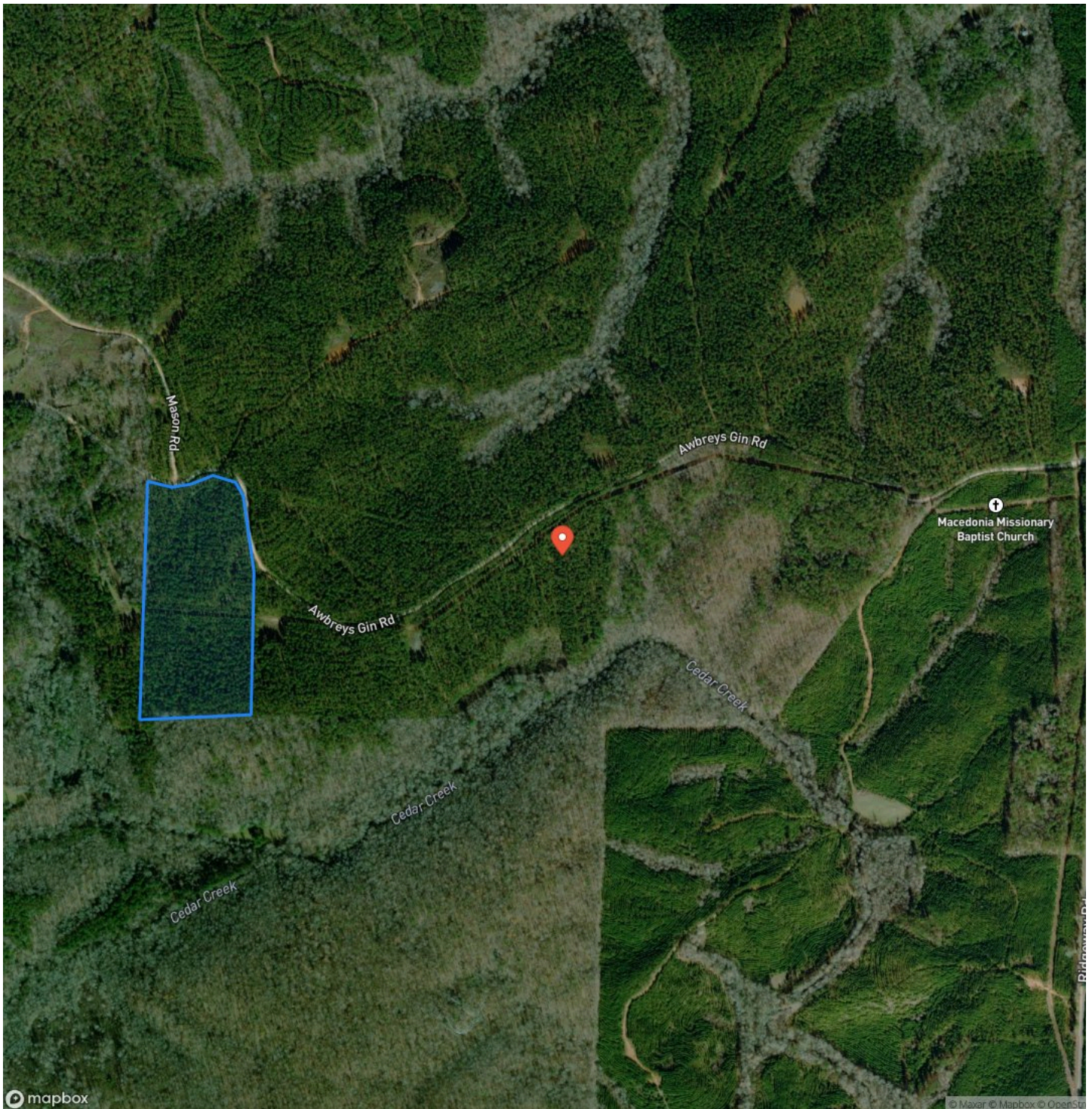
<https://www.bowersandburns.com>



24.5+/- acres with stream in Heard County  
Franklin, GA / Heard County

---

## Satellite Map



**24.5+/- acres with stream in 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

This image shows a blank 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.



[illegible]

## **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.



---

**Bowers and Burns Real Estate Company**  
11 West Washington Street  
Newnan, GA 30263  
(770) 683-4790  
<https://www.bowersandburns.com>

---