

7.725 Ac Slalom Pass Forsyth, GA 31029
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\$139,900
7.720± Acres
Monroe County



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Forsyth, GA / Monroe County

SUMMARY

Address

7.725 Ac Slalom Pass

City, State Zip

Forsyth, GA 31029

County

Monroe County

Type

Lot

Latitude / Longitude

32.870573 / -83.978652

Acreage

7.720

Price

\$139,900

Property Website

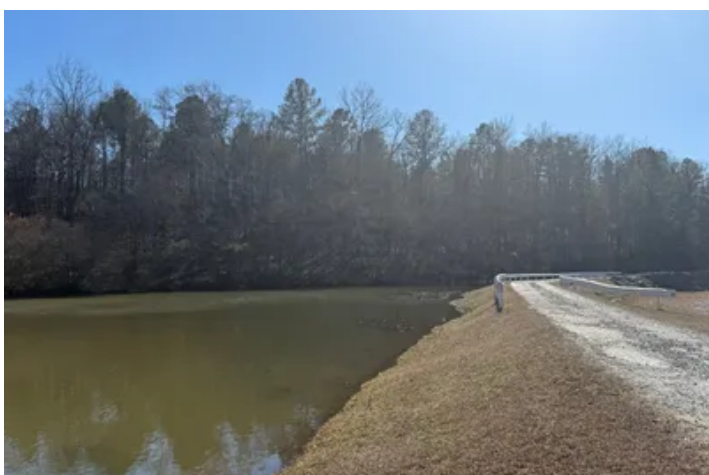
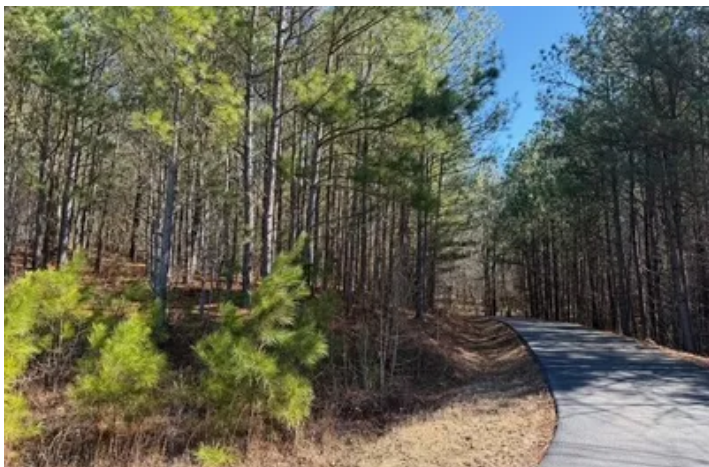
<https://bowersandburns.com/property/7-725-ac-slalom-pass-forsyth-ga-31029-monroe-georgia/97927/>



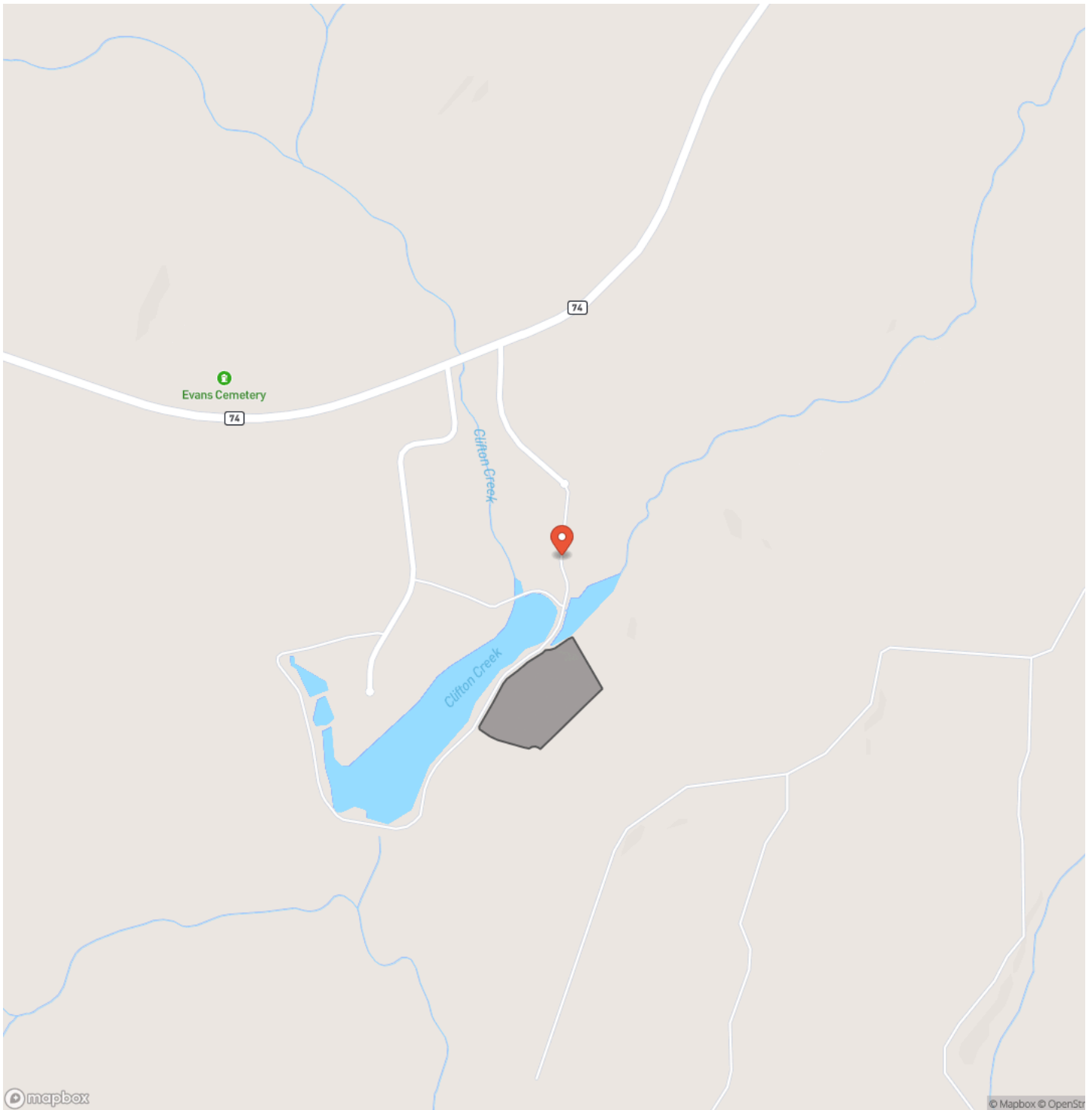
PROPERTY DESCRIPTION

AN EXCEPTIONAL ALMOST 8-ACRE CORNER ESTATE LOT OVERLOOKING THE 15 ACRE LAKE FOR BOATING AND SKIING IS LOCATED IN THE PRIVATE SOUTHERN WATERS SUBDIVISION, OFFERING A RARE BLEND OF PRIVACY, SCENIC BEAUTY AND CONVENIENT ACCESS TO BOTH FORSYTH AND MACON IN A RAPIDLY GROWING PART OF MIDDLE GEORGIA. This impressive wooded homesite is situated on a premier corner parcel with frontage on two roads, providing multiple beautiful homesite options and added flexibility for design, access and privacy. The lot features generous lake-view frontage along the community's private lake as well as additional frontage on a smaller tranquil pond, creating a serene water-rich setting that is increasingly difficult to find. A prime building opportunity exists atop a hill allowing for the construction of a home that overlooks the lake and captures breathtaking year-round views framed by pines, mature hardwoods and rolling terrain. Southern Waters is a thoughtfully planned private lake community known for its large custom homes and refined yet relaxed rural atmosphere. Residents enjoy an exceptional array of amenities designed to enhance both recreation and lifestyle including a private lake built for skiing, shared dock, swimming area and a well-appointed party pavilion ideal for gatherings and entertaining. The community also offers open areas, scenic riding and walking trails, peaceful creeks and two fully stocked ponds providing endless opportunities to enjoy the outdoors. Equestrian enthusiasts will appreciate that Southern Waters is a horse-friendly community where horses are welcome making it ideal for those seeking a balance of elegance and country living. Adding to its appeal this property is located in one of Middle Georgia's fastest-growing areas and is approximately 20 minutes from both I-475 and I-75 which gives excellent access to major transportation routes while maintaining a private tranquil setting. For land loans contact Terrell Selph with AgSouth. Ask me for his info.

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Locator Map



Satellite Map



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Forsyth, GA / Monroe County

LISTING REPRESENTATIVE

For more information contact:



Representative

Elena Stanfield

Mobile

(404) 379-1206

Email

sellingruralgeorgia@gmail.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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