

35+/- Hwy 109 Zebulon, GA 30295
35+/- AC Hwy 109
Zebulon, GA 30295

\$487,000
35.140± Acres
Pike County



35+/- Hwy 109 Zebulon, GA 30295
Zebulon, GA / Pike County

SUMMARY

Address

35+/- AC Hwy 109

City, State Zip

Zebulon, GA 30295

County

Pike County

Type

Undeveloped Land, Farms, Hunting Land, Recreational Land,
Horse Property

Latitude / Longitude

33.037203 / -84.347315

Acreage

35.140

Price

\$487,000

Property Website

<https://bowersandburns.com/property/35-hwy-109-zebulon-ga-30295-pike-georgia/92860/>



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PROPERTY DESCRIPTION

BREATHTAKING MOUNTAIN VIEWS AND A BEAUTIFUL SPRING-FED POND MAKE THIS 35 +/- ACRE TRACT A TRUE GEM IN PIKE COUNTY FOR BUILDING AND/OR A HUNTER'S PARADISE! Enjoy peaceful mornings overlooking the serene shared pond-with only one adjacent property owner-and take in the stunning panoramic vistas of Indian Grave Mountain, known locally as Hagans Mountain. The landscape offers a beautiful mix of level terrain and gentle rolling hills, providing the ideal setting for your dream home, farming needs or recreational retreat. This property is a fantastic hunting tract which offers excellent habitats for whitetail deer and eastern wild turkey. The combination of open and wooded areas, recently cut and maintained fields and a branch off Powder Creek that meanders through the back woods creates the perfect environment for abundant wildlife. With over 550 feet of paved road frontage, an updated boundary line survey, 3 access points w/ culverts installed for crossing creeks and power available at the road this property is ready to make all your dreams a reality. Whether you're looking to build your dream home with mountain views, establish pastures for livestock or create a private hunting and fishing getaway this tract offers endless opportunity. The spring-fed creek feeds the pond and is perfect for casting a line, relaxing by the water or watching the sun set over your land. Located less than 10 minutes from Thomaston or Zebulon it combines peaceful seclusion with easy access to town amenities and Hwy 19. Purchase it for building, farming or recreation-this property delivers the perfect balance of rural beauty and convenience. Property is currently under CUVA as of 2022 for tax conservation! For land loans, contact Terrell Selph with AgSouth - ask me for his info!

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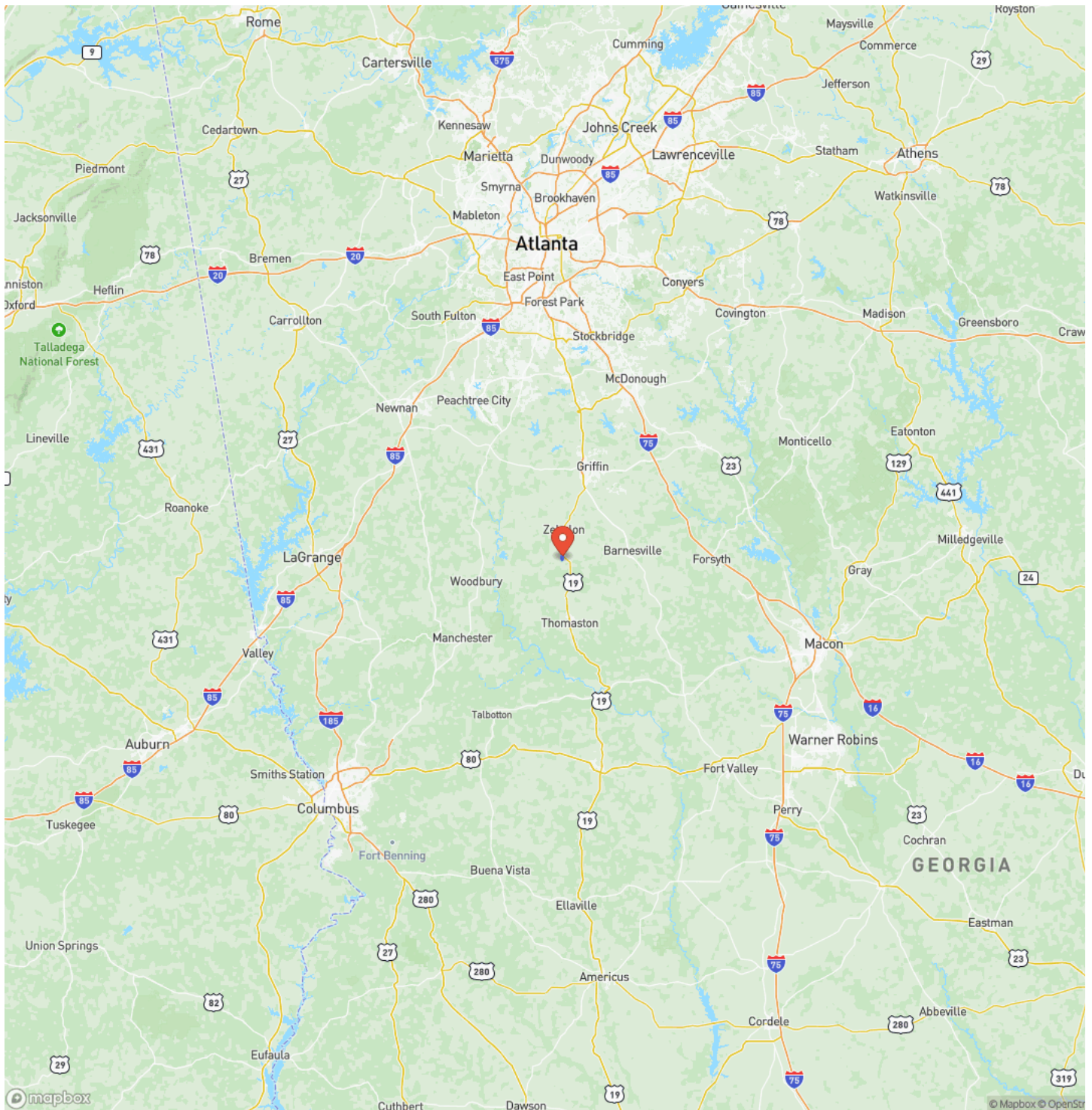


Locator Map

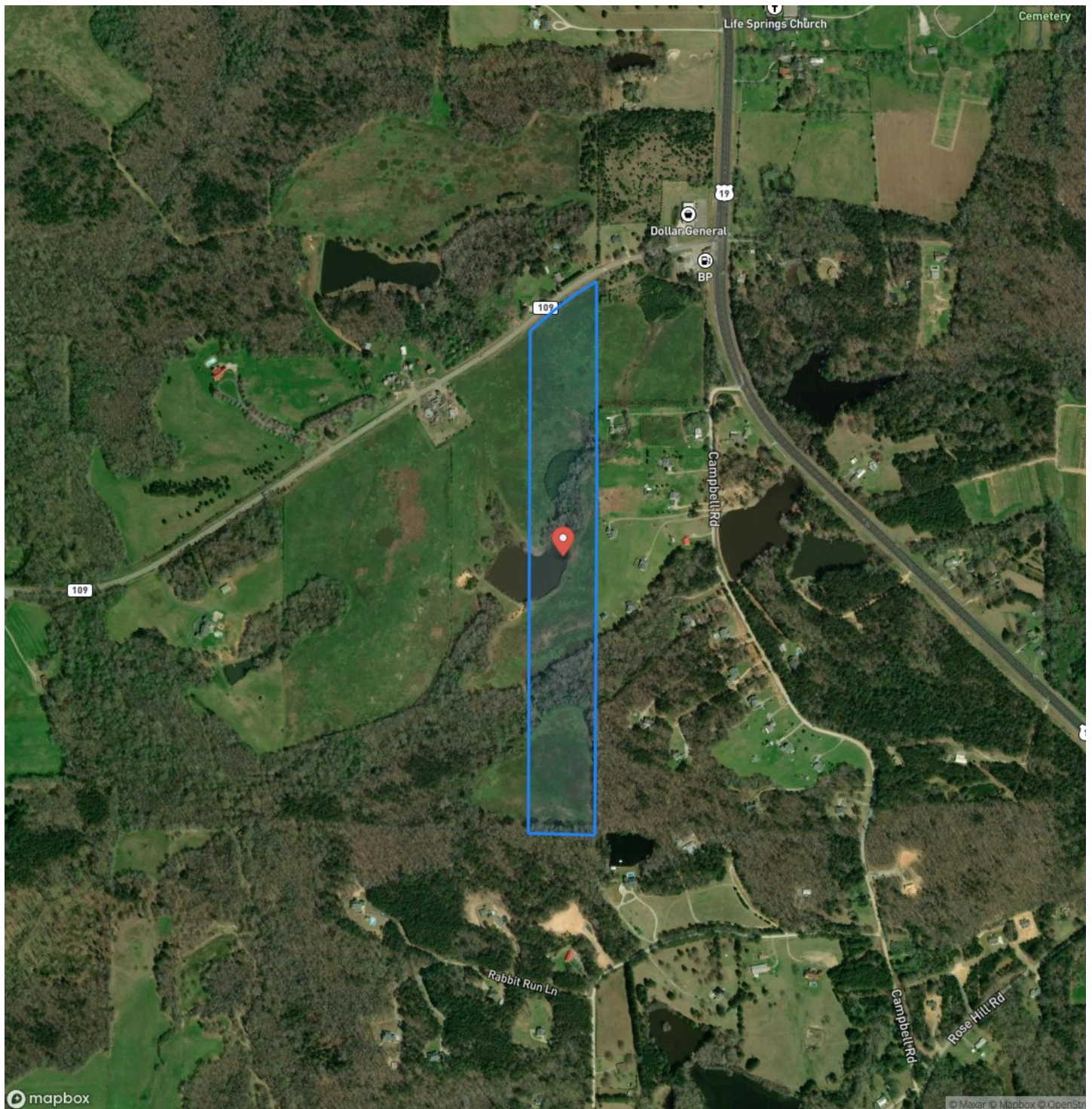


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Locator Map



Satellite Map



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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

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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.

Bowers and Burns Real Estate Company
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