

9.11 Acres on Butler Road – Tract 1
Tract 1 Butler Road
Franklin, GA 30217

\$119,900
9.11± Acres
Heard County



9.11 Acres on Butler Road – Tract 1
Franklin, GA / Heard County

SUMMARY

Address

Tract 1 Butler Road

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Undeveloped Land

Latitude / Longitude

33.193728 / -85.199437

Acreage

9.11

Price

\$119,900

Property Website

<https://www.garrettlandcompany.com/property/9-11-acres-on-butler-road-tract-1-heard-georgia/116432/>



9.11 Acres on Butler Road – Tract 1 Franklin, GA / Heard County

PROPERTY DESCRIPTION

Discover your own piece of rural West Georgia with 9.1115 acres along paved Butler Road in Heard County. Tract 1 offers a combination of privacy, natural surroundings, and recreational potential with convenient access to Franklin, LaGrange, and West Point Lake.

The property features direct frontage on paved Butler Road with a mixture of regenerating timber, young growth, and natural vegetation following a timber harvest approximately five years ago. The tract offers higher ground along the roadside portion of the property, providing buyers an area to evaluate for a potential homesite while still having plenty of acreage to enjoy for recreation and privacy.

A natural drainage corridor runs along the eastern portion of the tract, and a portion of the property is located within the mapped 100-year floodplain. The available property maps show the approximate floodplain area as well as the topography and overall tract layout, allowing buyers to better evaluate the property before visiting.

The property is zoned A-1 in Heard County. This Butler Road tract will require a private well and onsite septic system. Preliminary soil evaluation was performed as part of the subdivision process; however, buyers should obtain any tract-specific soil or septic evaluation necessary for their intended homesite and use.

Enjoy peaceful country living without giving up convenience. The property is approximately 11.8 miles from downtown Franklin and 17.7 miles from downtown LaGrange, providing convenient access to shopping, dining, services, and other everyday needs.

Outdoor recreation is also close by. West Point Lake public boat access is approximately 17.7 miles from the property, providing convenient access to boating, fishing, and days on the water.

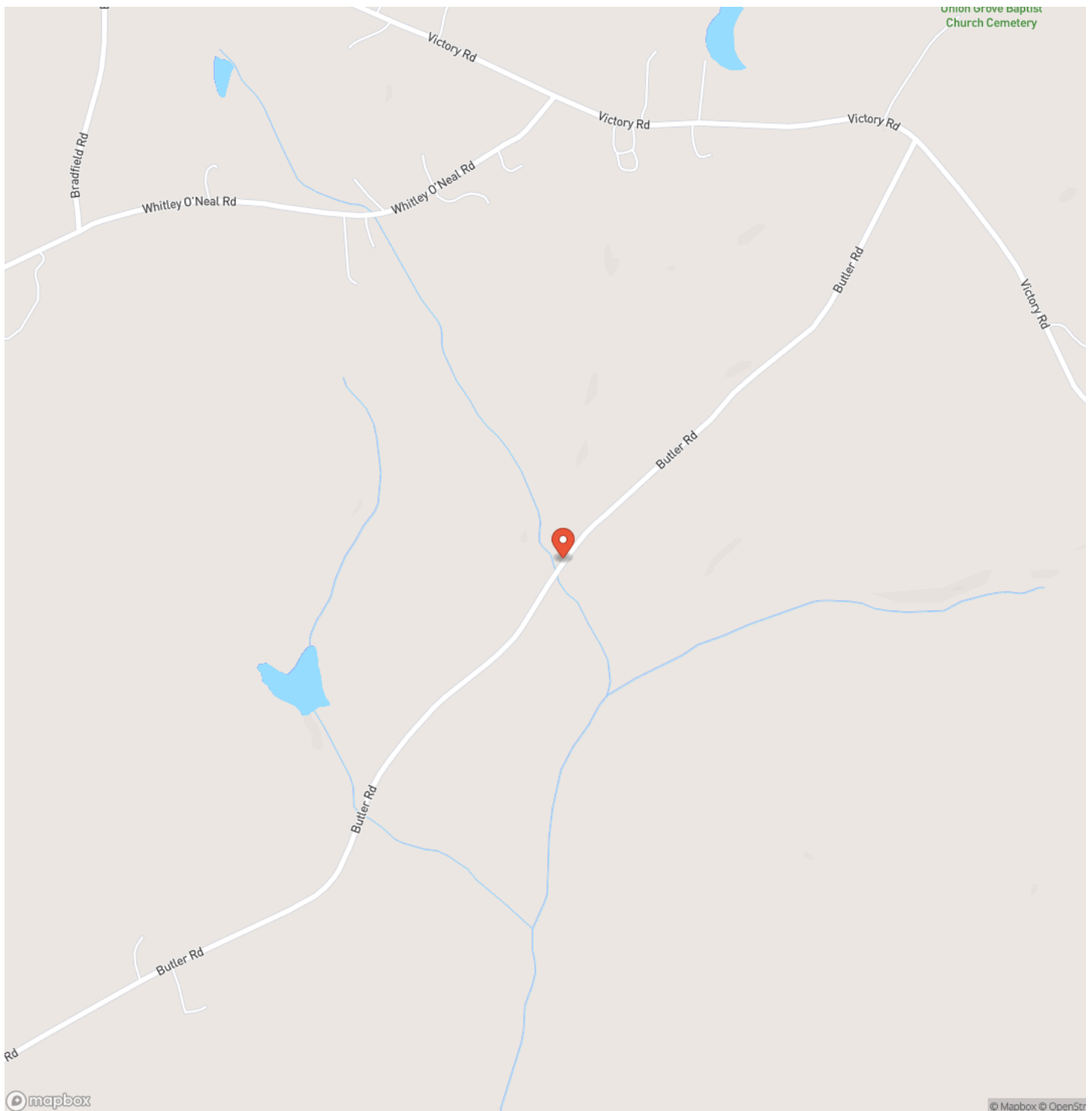
Tract 1 is part of a newly surveyed 11-tract offering along Butler Road and Victory Road, with individual properties ranging from approximately 7 acres to more than 51 acres. Additional tracts are available, giving buyers several acreage, location, and price options.



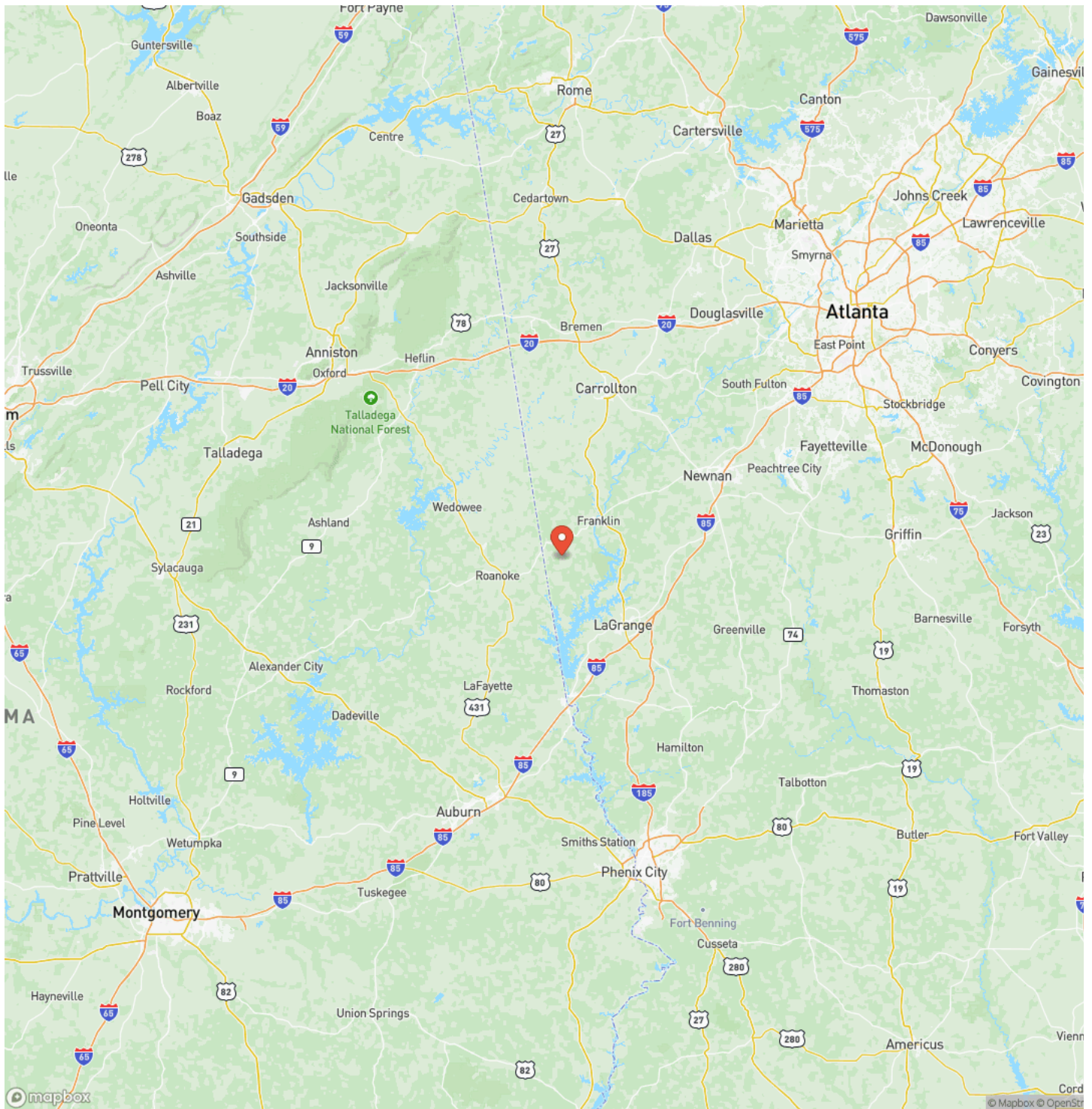
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Franklin, GA / Heard County



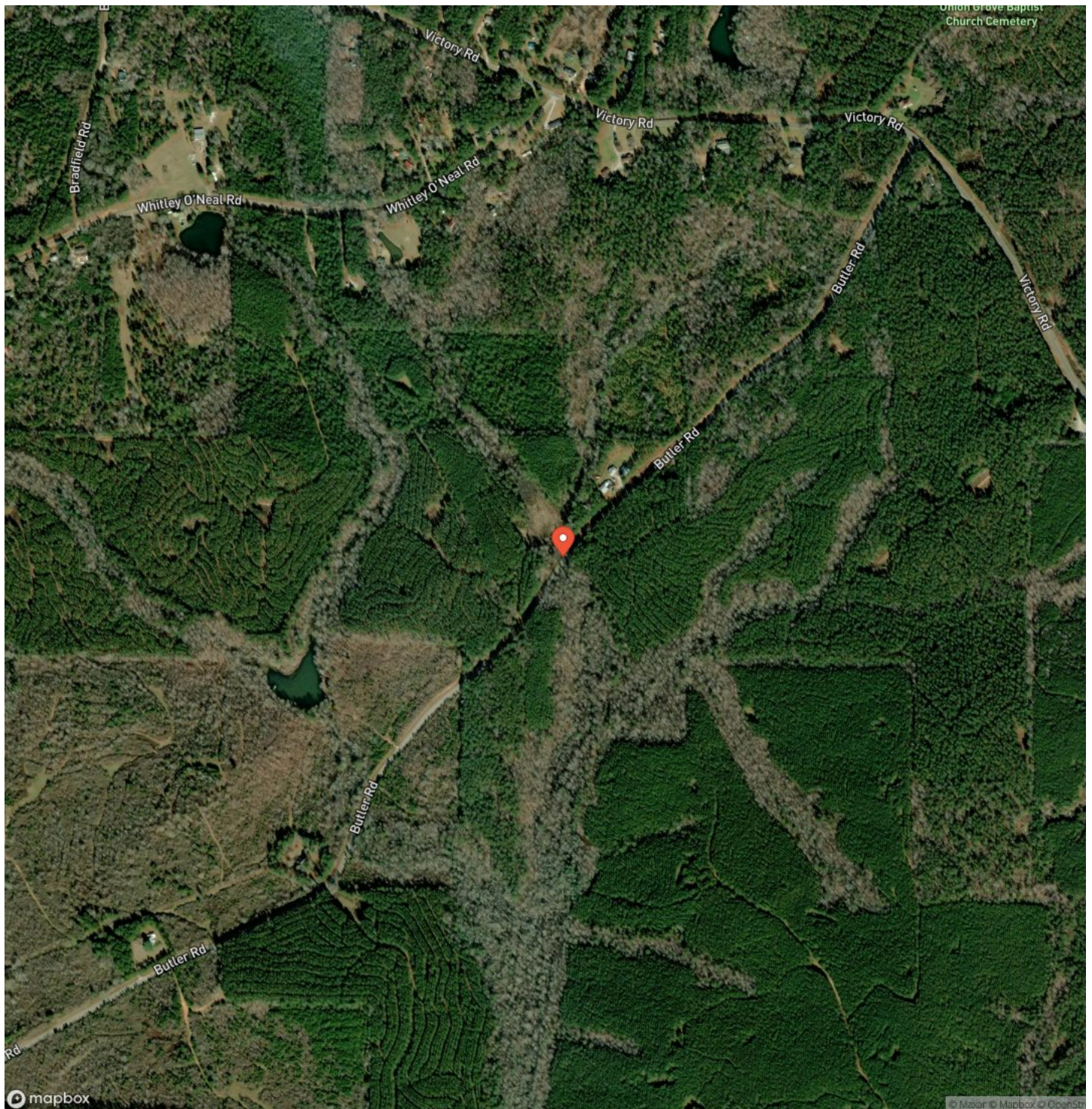
Locator Map



Locator Map



Satellite Map



9.11 Acres on Butler Road – Tract 1 Franklin, GA / Heard County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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MORE INFO ONLINE:

<https://www.garrettlandcompany.com/>

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<https://www.garrettlandcompany.com/>

DISCLAIMERS

Buyers should independently verify all information important to their purchase, including acreage, boundaries, utilities, soils, septic suitability, floodplain, zoning, and intended property use.



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