

10.26 Acres on Butler Road – Tract 6
Tract 6 Butler Road
Franklin, GA 30217

\$124,900
10.26± Acres
Heard County



10.26 Acres on Butler Road – Tract 6
Franklin, GA / Heard County

SUMMARY

Address

Tract 6 Butler Road

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Undeveloped Land

Latitude / Longitude

33.19665 / -85.195927

Acreage

10.26

Price

\$124,900

Property Website

<https://www.garrettlandcompany.com/property/10-26-acres-on-butler-road-tract-6-heard-georgia/116524/>



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PROPERTY DESCRIPTION

Discover 10.2632 acres along paved Butler Road in Heard County, Georgia. Tract 6 offers more than 10 acres of rural West Georgia land with plenty of room for privacy, recreation and a potential future country homesite.

The property features direct frontage on paved Butler Road and a mixture of regenerating timber, young growth and natural vegetation following a timber harvest approximately five years ago. The additional acreage provides plenty of room to spread out, enjoy wildlife and outdoor recreation, or create a private setting around a future home.

With more than 10 acres, Tract 6 offers an appealing balance for buyers who want more land than a typical residential lot without taking on a much larger acreage property. Whether the goal is a private homesite, recreational property or simply having additional room to enjoy the outdoors, this tract provides plenty of possibilities.

The property is zoned A-1 in Heard County and will require a private well and onsite septic system. Buyers should perform their own due diligence regarding utilities, soils, septic suitability, zoning and their intended use of the property.

Enjoy peaceful country living while remaining convenient to nearby towns and recreation. The property is approximately 11.8 miles from downtown Franklin and 17.7 miles from downtown LaGrange, providing convenient access to shopping, dining and everyday services.

Outdoor recreation is also close by, with West Point Lake public boat access approximately 17.7 miles away, providing convenient opportunities for boating, fishing and days on the water.

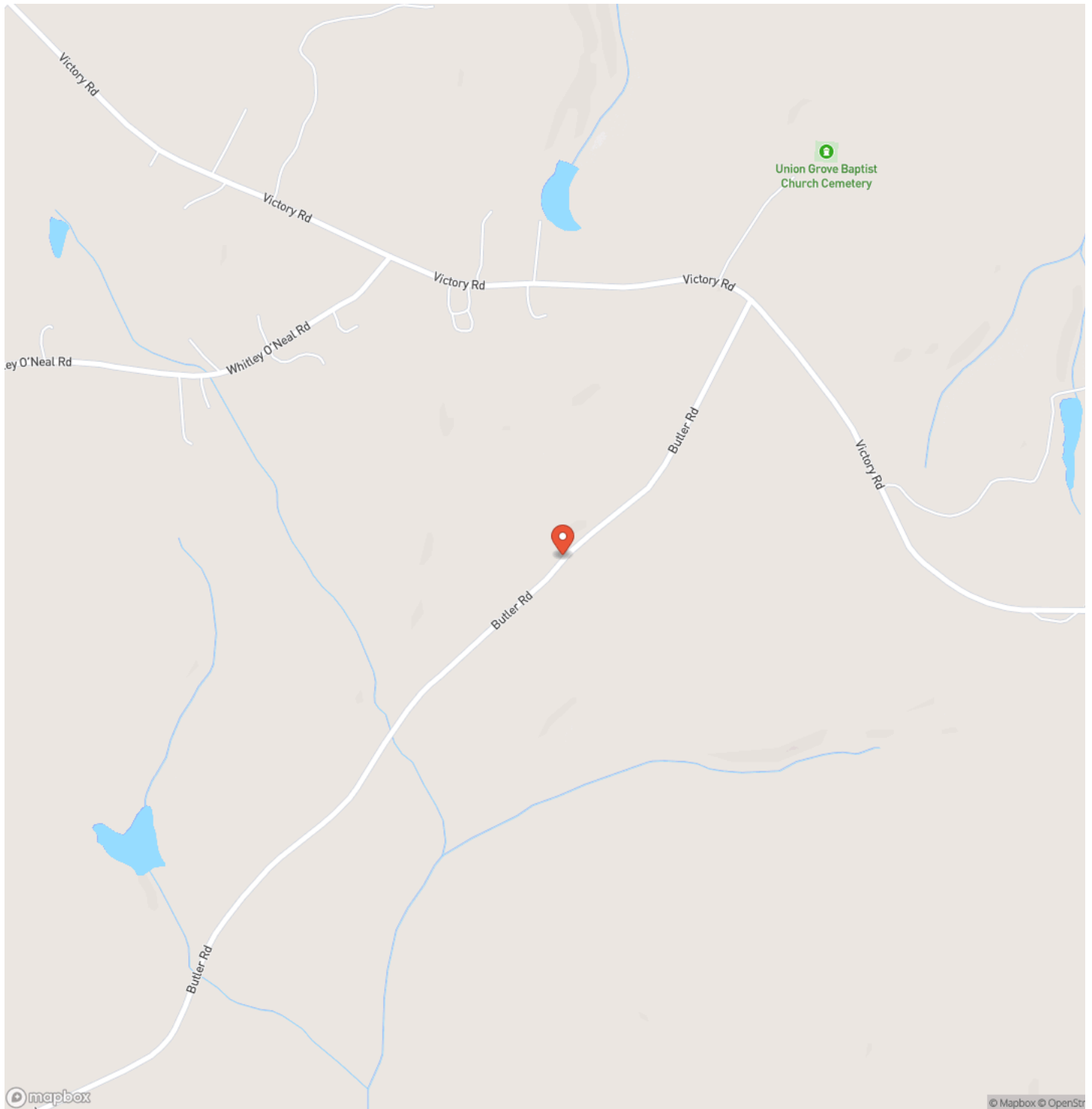
Tract 6 is part of a newly surveyed 11-tract offering along Butler Road and Victory Road, with individual properties ranging from approximately 7 acres to more than 51 acres. Additional tracts are available, providing buyers with several acreage, location and price options.



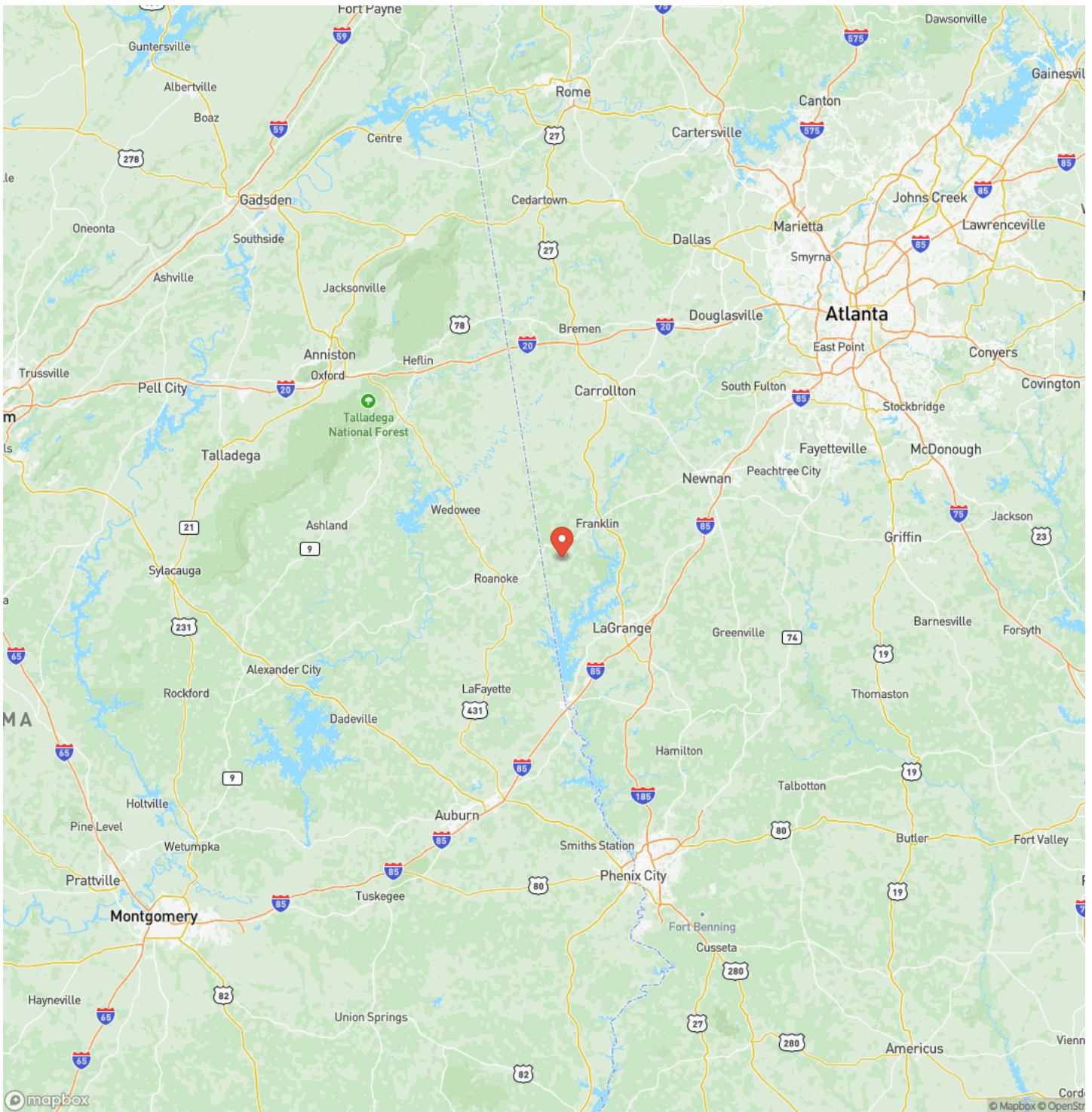
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Casey Garrett

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910 Cartersville Highway

City / State / Zip
Rockmart, GA 30153

NOTES

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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, zoning and intended property use.



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