

12.89 Acres on Butler Road – Tract 2
Tract 2 Butler Road
Franklin, GA 30217

\$109,900
12.89± Acres
Heard County



12.89 Acres on Butler Road – Tract 2
Franklin, GA / Heard County

SUMMARY

Address

Tract 2 Butler Road

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Undeveloped Land

Latitude / Longitude

33.194716 / -85.198305

Acreage

12.89

Price

\$109,900

Property Website

<https://www.garrettlandcompany.com/property/12-89-acres-on-butler-road-tract-2-heard-georgia/116433/>



12.89 Acres on Butler Road – Tract 2

Franklin, GA / Heard County

PROPERTY DESCRIPTION

Offering 12.8937 acres along paved Butler Road in Heard County, Tract 2 is a great opportunity for buyers looking for additional acreage, privacy and room to enjoy the outdoors in a peaceful West Georgia setting.

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. With nearly 13 acres, there is plenty of space for recreation, wildlife, privacy and a potential future homesite.

The varied terrain and natural drainage through the property add character to the tract, while higher ground provides areas for buyers to evaluate for their intended use. A portion of the property is within the mapped 100-year floodplain. Detailed aerial, topographic and floodplain maps are available to help buyers evaluate the property.

The property is zoned A-1 in Heard County and 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 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.

West Point Lake is also nearby, with public boat access approximately 17.7 miles away, offering convenient opportunities for boating, fishing and recreation.

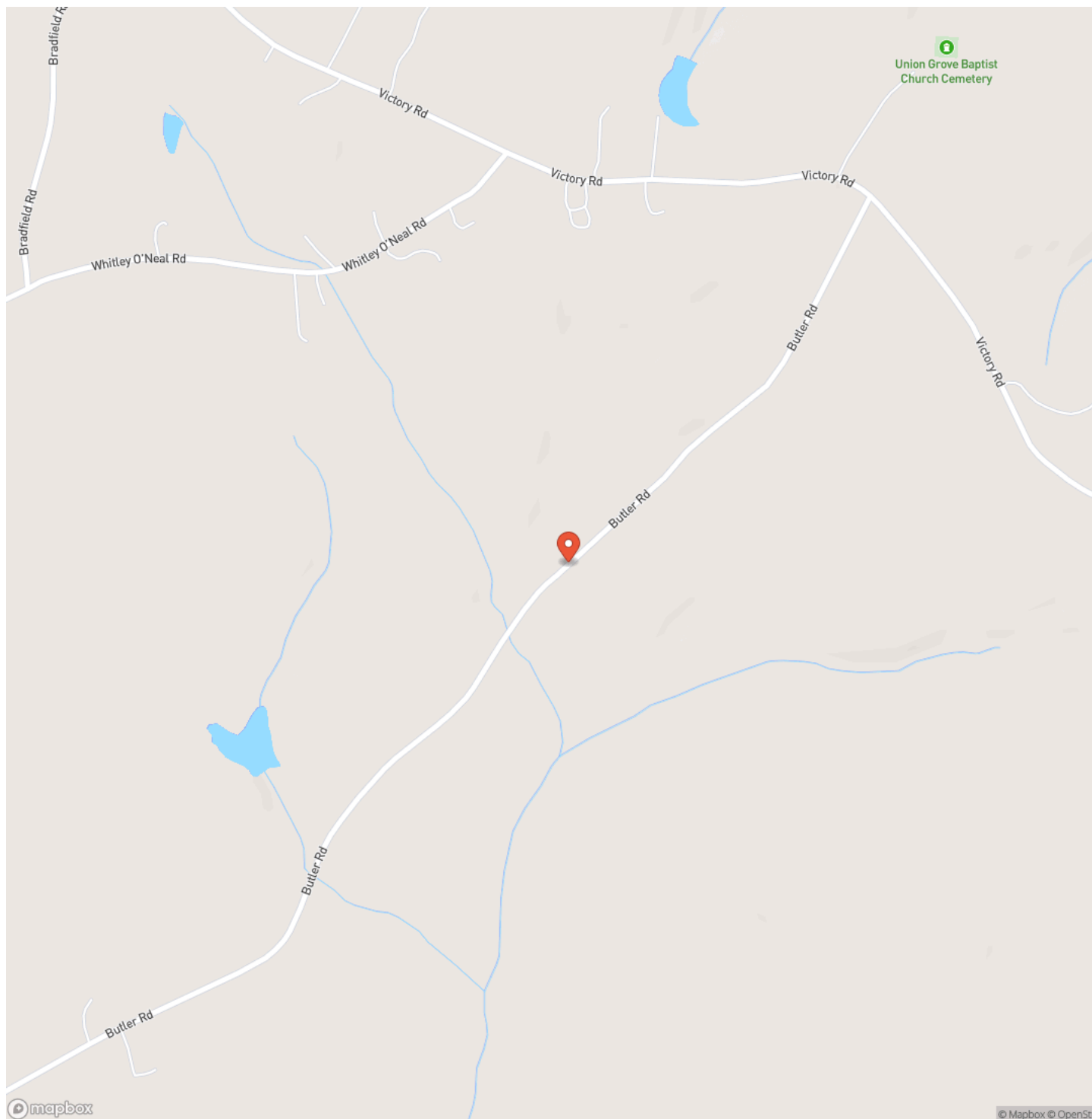
Tract 2 is part of a newly surveyed 11-tract offering along Butler Road and Victory Road, with individual properties ranging from approximately 7 acres to more than 51 acres. Additional tracts are available, providing several acreage, location and price options.



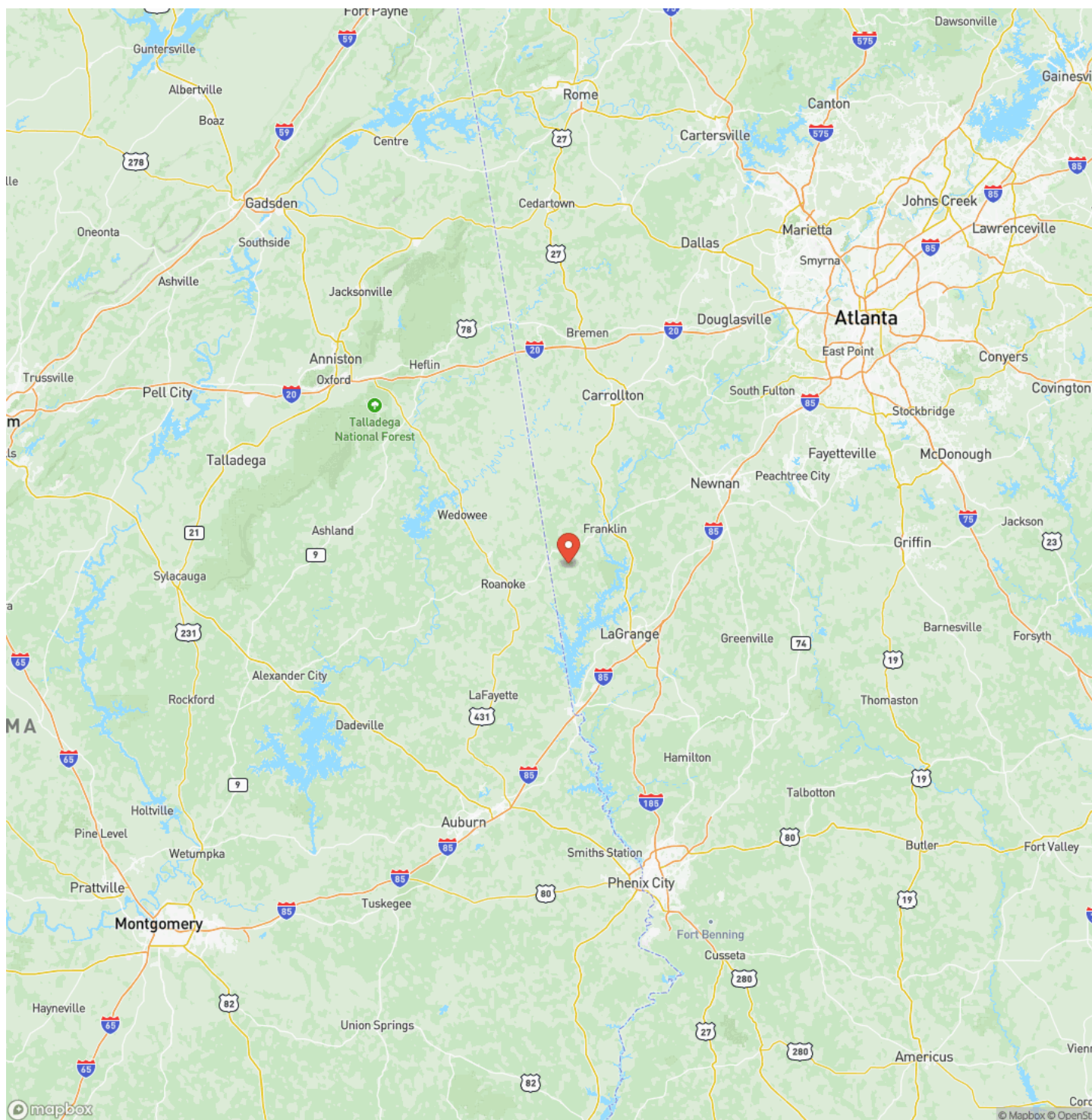
12.89 Acres on Butler Road – Tract 2
Franklin, GA / Heard County



Locator Map



Locator Map



Satellite Map



12.89 Acres on Butler Road – Tract 2
Franklin, GA / Heard County

LISTING REPRESENTATIVE
For more information contact:



Representative
Casey Garrett

Mobile
(678) 628-3301

Office
(678) 628-3301

Email
casey@garrettlandco.com

Address
910 Cartersville Highway

City / State / Zip
Rockmart, GA 30153

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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.



Garrett Land Company
910 Cartersville Highway
Rockmart, GA 30153
(678) 628-3301
<https://www.garrettlandcompany.com/>

