1806 Browning Road, Rockmart, GA 30153
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Rockmart, GA 30153

$989,500
77.22± Acres
Polk County







MORE INFO ONLINE:

https://www.garrettlandcompany.com/

SUMMARY

Address
1806 Browning Road

City, State Zip
Rockmart, GA 30153

County
Polk County

Type
Hunting Land, Recreational Land

Latitude / Longitude
33.930944 / -85.104727

Taxes (Annually)
$665

Bedrooms / Bathrooms
2 / 2

Acreage
77.22

Price
$989,500

Property Website
www.garrettlandcompany.com







PROPERTY DESCRIPTION

Escape to your own private wilderness sanctuary with this exceptional 77.22-acre retreat tucked away in the scenic countryside of Northwest Georgia. Behind a gated entrance, this one-of-a-kind property offers the perfect blend of recreation, relaxation, and self-sufficient outdoor living - ideal for avid hunters, outdoor enthusiasts, families, or a private hunting club seeking a turnkey getaway.

The land showcases an impressive mix of rolling terrain, mature timber, mountain streams, established food plots, and thoughtfully placed hunting setups, creating outstanding habitat for wildlife and year-round enjoyment. Multiple stand locations, shooting houses, game feeders, and over 4.3 miles of well-maintained trails provide endless opportunities for hunting, trail riding, hiking, and exploring the natural beauty of the property.

Designed for both comfort and functionality, the property is fully equipped with an extensive collection of improvements and equipment that allow you to enjoy the retreat from day one. Outbuildings include a 20x46 pole barn with a concrete pad, a 20x32 steel shed, and a 16x16 tool shed/barn, offering abundant storage for tractors, ATVs, hunting gear, and equipment.

Also included with the sale are numerous valuable assets, including a 2023 Can-Am XT HD9 Defender side-by-side, a 2015 Honda Foreman 500 four-wheeler, a 2018 John Deere 3038E tractor with plowing implements, Bush Hog, log splitter, and smoker/grill - making this an incredibly rare turnkey recreational property.

Two well-appointed campers provide comfortable accommodations for family and guests. The 2016 Wilderness Heartland 3150 and 2015 Forest River 261BH are both serviced with electricity and water, while the larger camper also features an on-site septic system for extended stays and added convenience. An 8x10 well house supports a reliable water source for the property. **With the present zoning, 2 homes could be built on the property.**

Despite its peaceful seclusion, the property offers convenient access to major cities and airports, making weekend escapes effortless. Located approximately one hour from Atlanta, 45 minutes from Marietta, and within easy reach of Rome, Chattanooga, and Gadsden, the retreat is also conveniently located near Polk County Airport and Paulding Northwest Atlanta Airport, with Hartsfield-Jackson Atlanta International Airport approximately 1.5 hours away.

Whether you're searching for a private family retreat, a fully equipped recreational property, or an incredible hunting destination, this extraordinary property delivers unmatched privacy, convenience, and outdoor adventure.

Shown by appointment only. DO NOT ENTER THE PROPERTY WITHOUT A LICENSED GA AGENT.


WILDERNESS



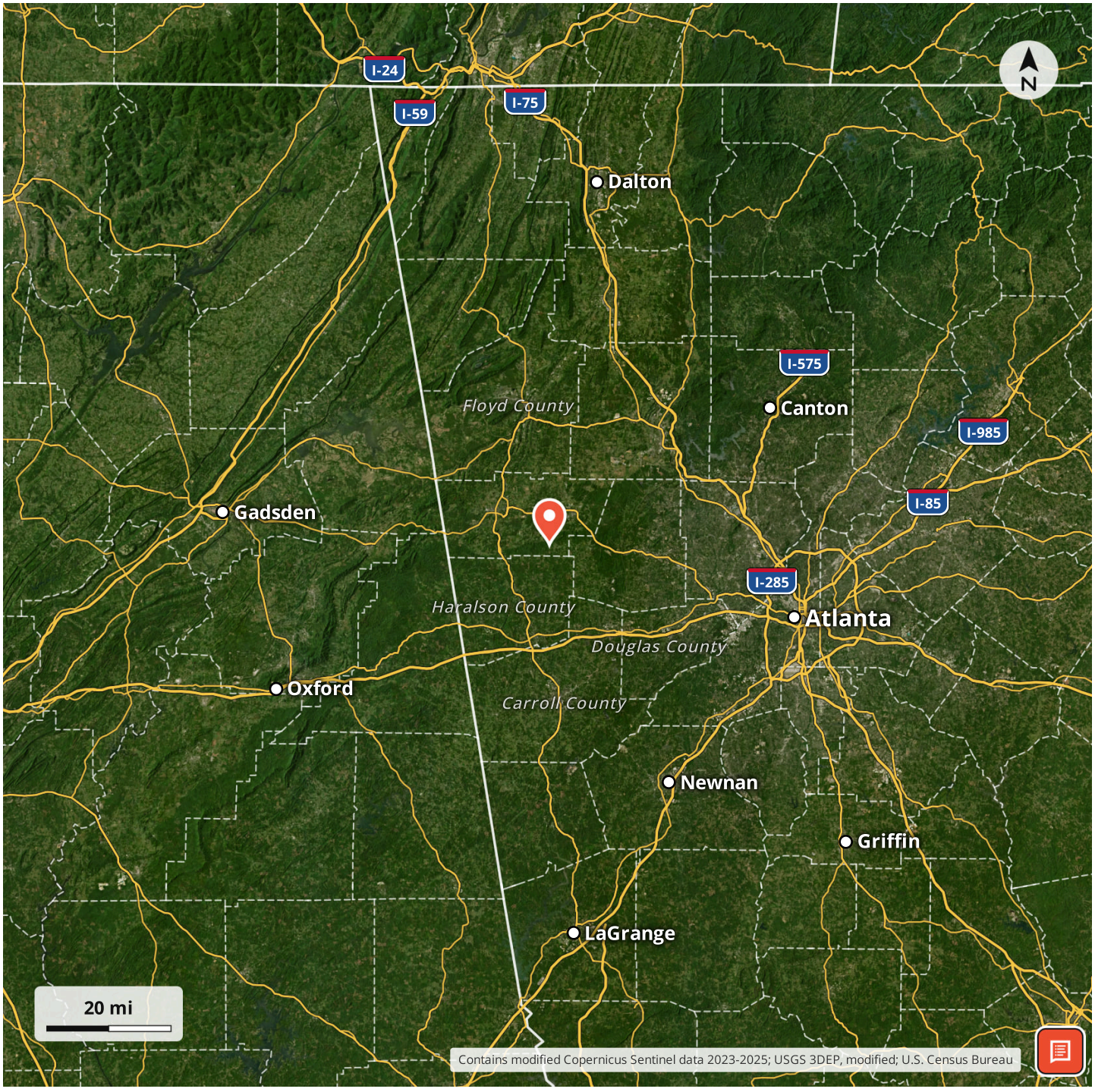




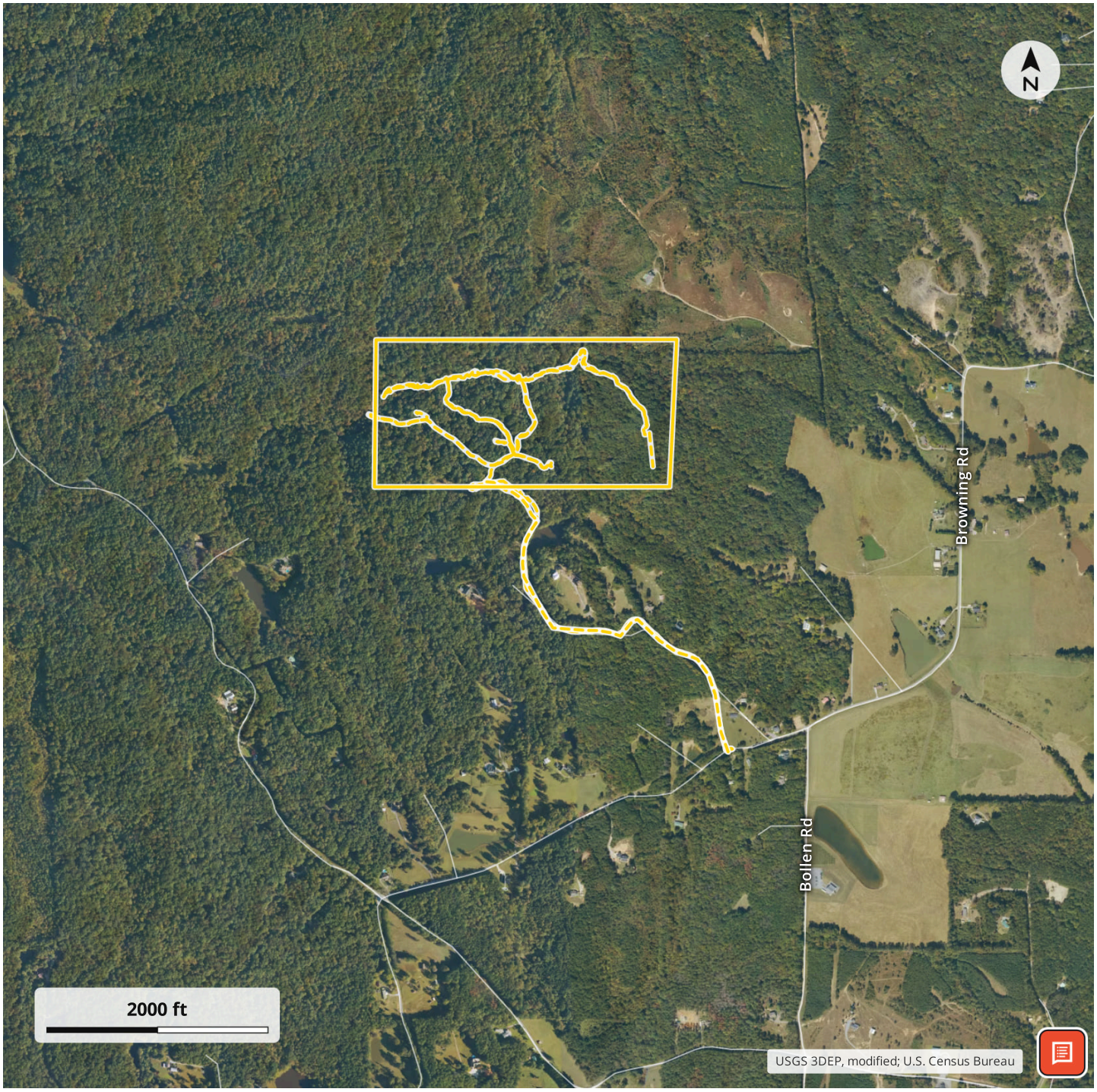



WILDERNESS

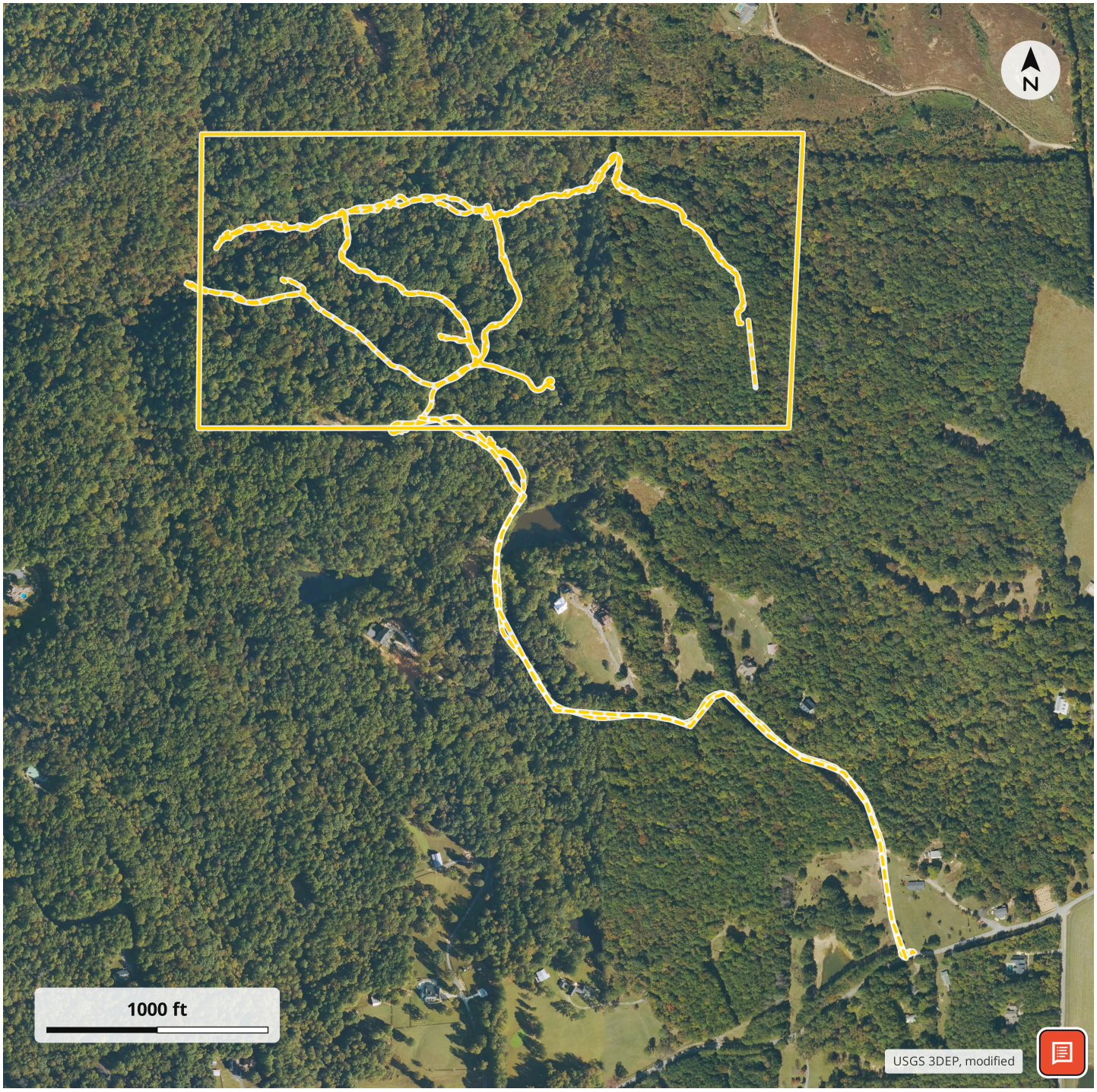
Regional Map



Locator Map


N
Browning Rd
Bollen Rd
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Rockmart, GA 30153

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DISCLAIMERS

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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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