

77.57 acres with creek frontage
0 Prior Station Road
Cedartown, GA 30125

\$349,900
77.570± Acres
Polk County



77.57 acres with creek frontage
Cedartown, GA / Polk County

SUMMARY

Address

0 Prior Station Road

City, State Zip

Cedartown, GA 30125

County

Polk County

Type

Recreational Land, Hunting Land, Timberland, Undeveloped Land

Latitude / Longitude

34.014 / -85.3309

Acreage

77.570

Price

\$349,900

Property Website

<https://www.garrettlandcompany.com/property/77-57-acres-with-creek-frontage-polk-georgia/90702/>



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PROPERTY DESCRIPTION

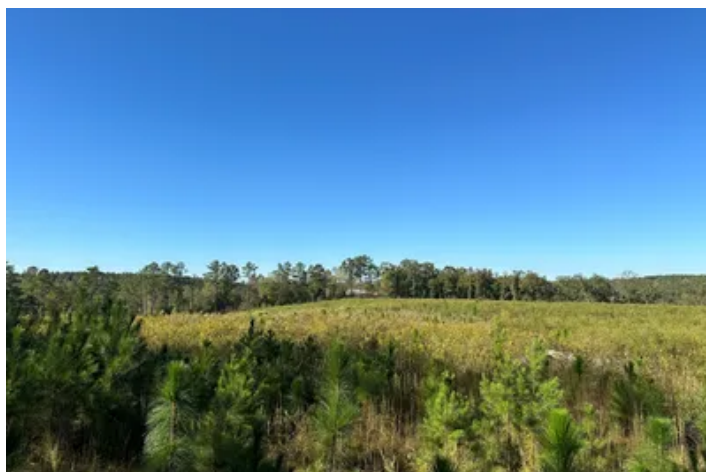
Beautiful 77.57 acre tract with mountain views teeming with wildlife. A creek runs along the west side of the property and is surrounded by older growth hardwoods making it a haven for the hunter. Around 2/3 of the acreage is planted with long leaf pines which are beneficial for wildlife. Several good homesites were noted at the top of a ridge with long range views as well as around the creek and the old rock barbecue pit. Good interior roads give easy access to the creek. Utilities available: GA Power, Polk County Water & Spectrum internet. Many possibilities make this property a fantastic opportunity. Do Not Enter the property without an appointment. Zoned Agricultural. The boundry survey is complete which would allow a quick closing for deer season. The seller would consider sharing their exiting driveway to their home, if the buyer of the 77.57 acres did not want to install a new driveway.

The seller completed a soil test at one of the many homes sites on the property. The soil will allow for a standard septic systems to be installed. This homesite is located in the middle of the property.

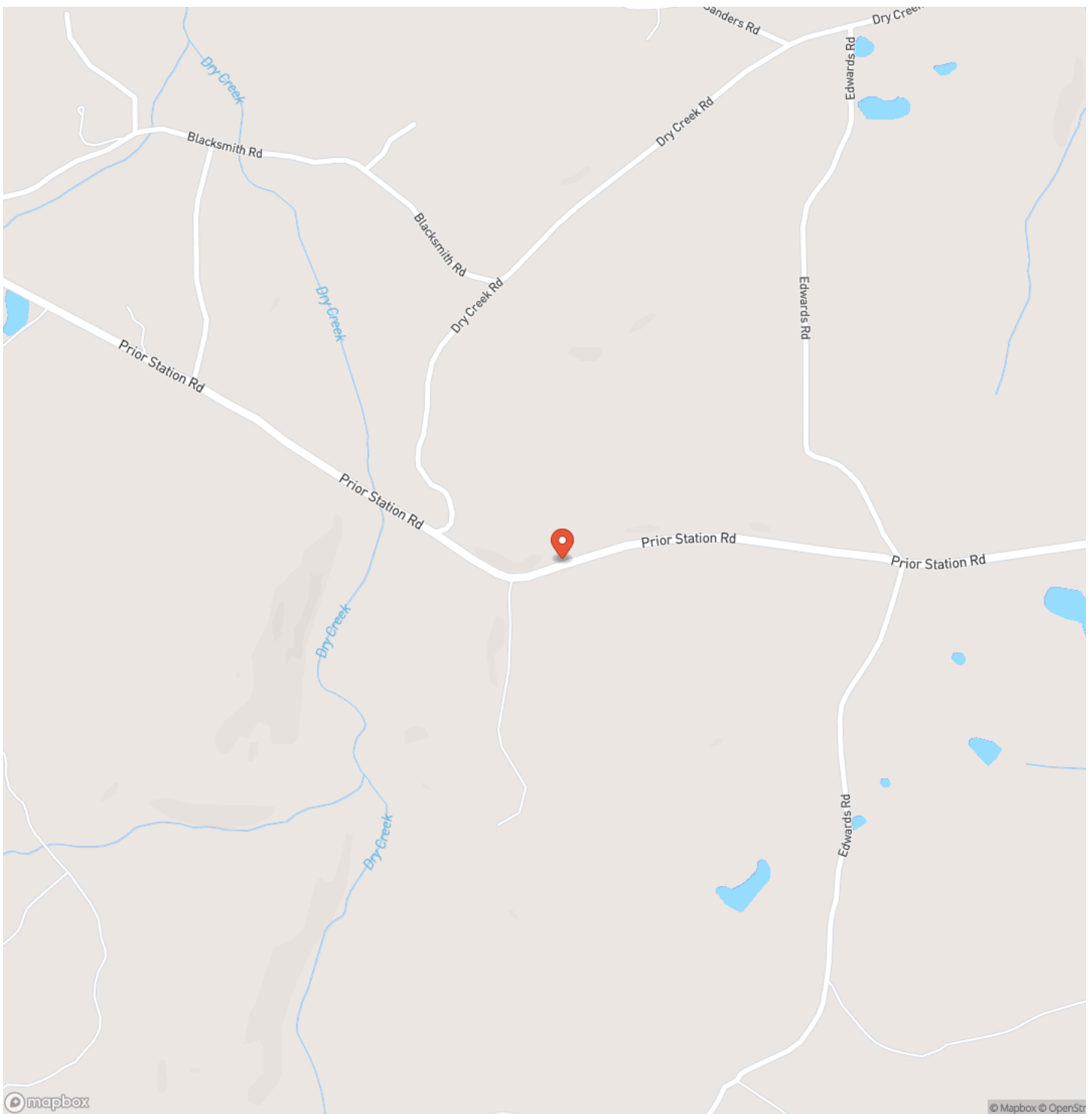
We estimate the property taxes to be around \$1,343.32, if the 77.57 acres was enter in CUVA the taxes should be less.



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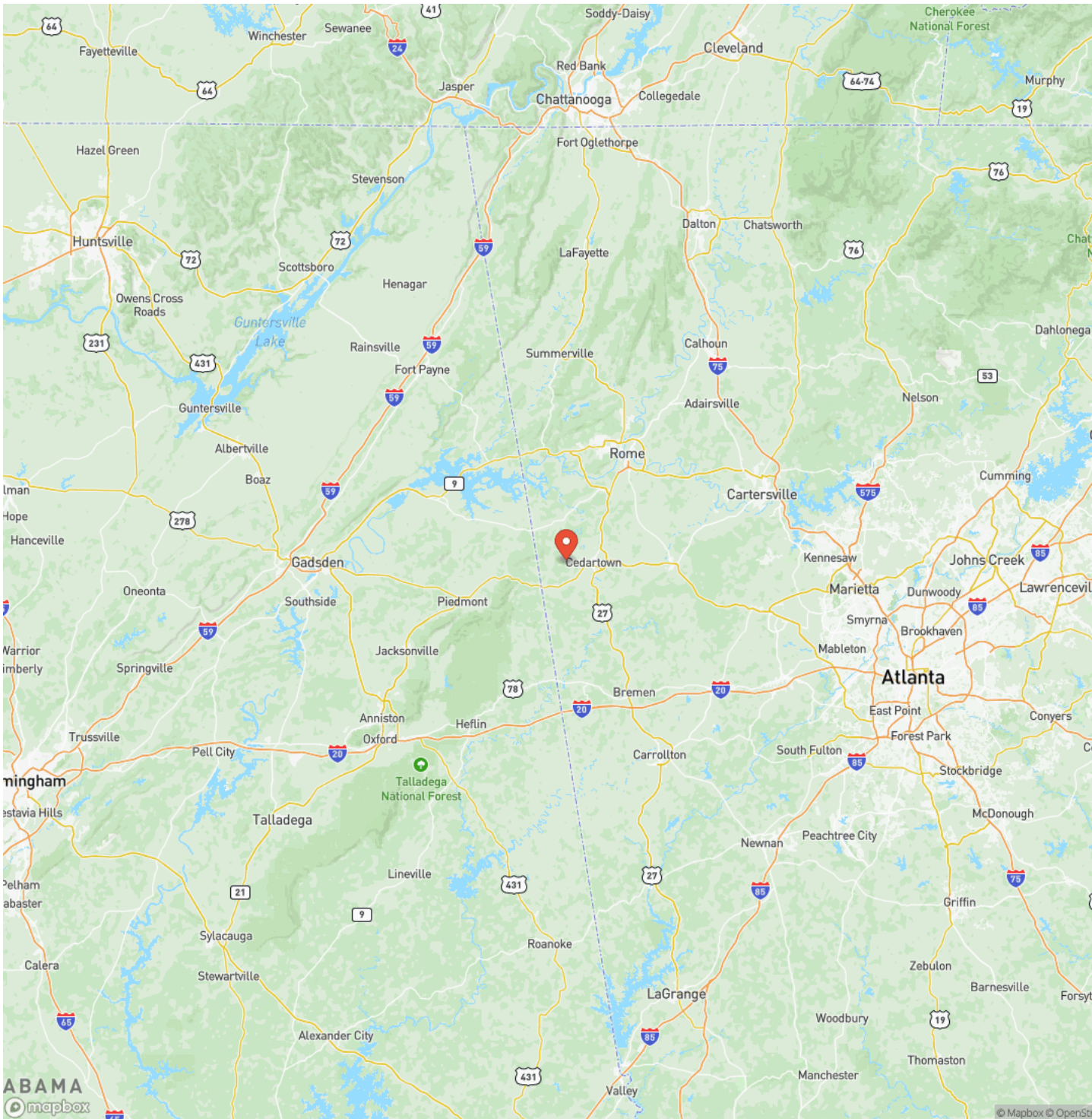
Locator Map



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Locator Map

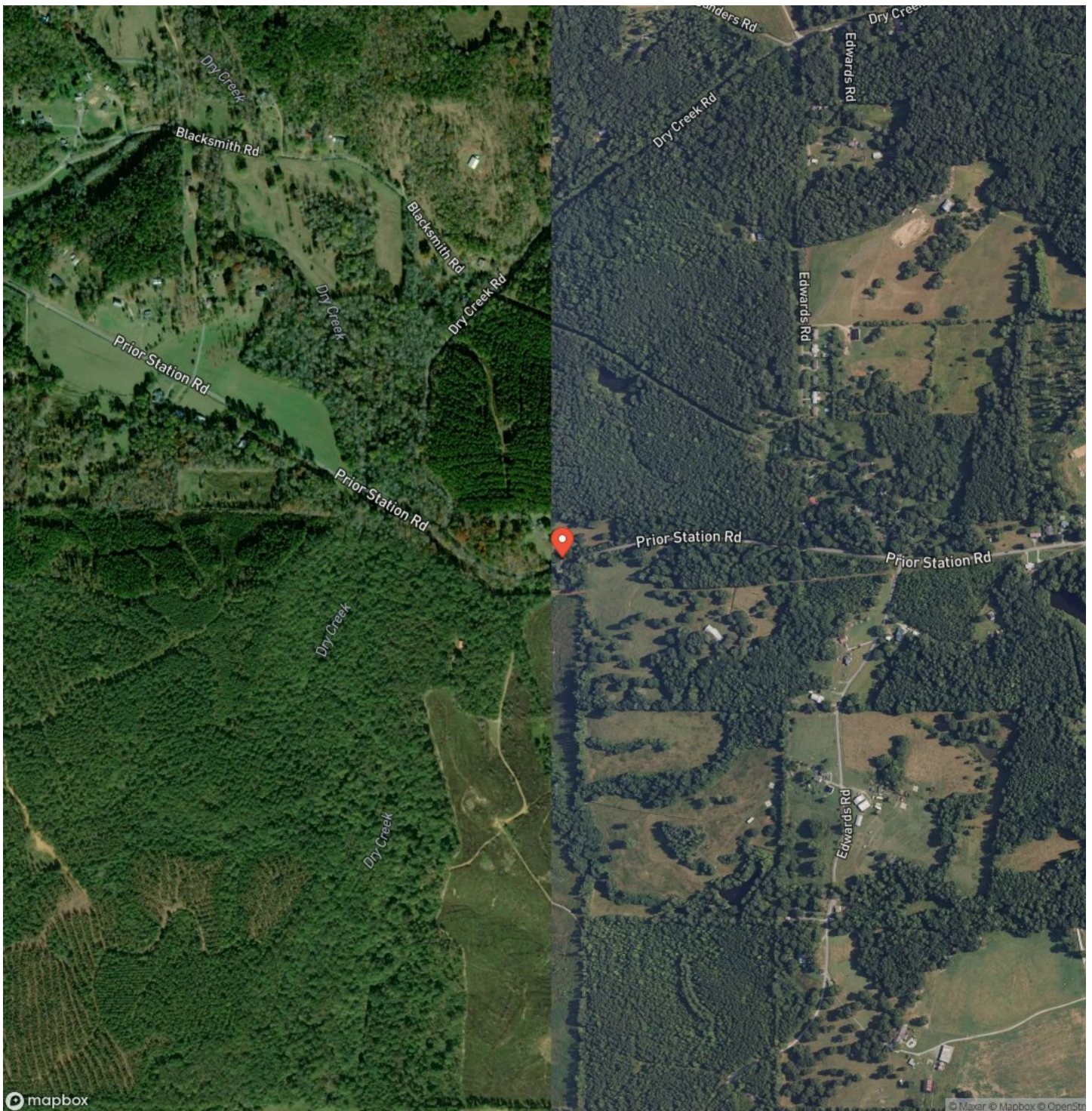


MORE INFO ONLINE:

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

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Garrett

Mobile

(678) 540-4300

Office

(678) 540-4300

Email

mike@garrettlandco.com

Address

119 Felton Drive

City / State / Zip

NOTES



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

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

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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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