1195 Grady Road, Rockmart, GA 30153
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Rockmart, GA 30153

$1,497,000
55.43± Acres
Polk County







MORE INFO ONLINE:

https://www.garrettlandcompany.com/

SUMMARY

Address
1195 Grady Road

City, State Zip
Rockmart, GA 30153

County
Polk County

Type
Residential Property, Recreational Land, Farms, Horse Property

Latitude / Longitude
33.976182 / -85.174083

Taxes (Annually)
$9,298

Bedrooms / Bathrooms
2 / 2

Acreage
55.43

Price
$1,497,000

Property Website
www.garrettlandcompany.com







PROPERTY DESCRIPTION

Welcome to a truly one-of-a-kind opportunity in the heart of Rockmart-where aviation, recreation, and rural luxury come together on an extraordinary property designed for both adventure and relaxation. Whether you're seeking a private aviation retreat, a relaxing getaway, or the ultimate gentleman's farm, this remarkable estate offers limitless possibilities.

At the heart of the property is a well-established former skydiving business facility featuring two impressive aviation hangars. One hangar offers approximately 6,500 square feet complete with office space and commercial restrooms, while the second spans 4,800 square feet with soaring 16-foot ceilings, providing ample room for aircraft storage, equipment, workshops, or conversion for a variety of uses. Aviation enthusiasts will appreciate the 2,300-foot grass runway for small planes, along with a paved helipad-making arrivals and departures seamless.

Beyond the aviation amenities, the property is perfectly suited for recreation and country living. Two scenic lakes provide ideal settings for fishing and peaceful relaxation, with hunting also permitted on the grounds. Two cozy, fully equipped cabins offer warm and inviting accommodations for guests, family, or rental income opportunities. Each cabin features one bedroom, one bath, and an open kitchen/living area, creating comfortable private retreats in the midst of this stunning landscape.

The property is currently zoned agricultural, allowing for a wide range of farming, recreational, and outdoor lifestyle opportunities. Ideal uses include cattle, equestrian, sheep, goat, hog and swine, or poultry operations, along with hay production-supported by a long-standing history of local hay harvesting on the property. Outdoor enthusiasts will also enjoy ATV and UTV riding, hunting, and target shooting across the expansive grounds.

Utilities serving the property include Polk County water, Georgia Power, and Spectrum internet access, offering both rural privacy and modern convenience. This property is not enrolled in Conservation Use Valuation Assessment (CUVA) but can be enrolled for reduced property tax.

This rare Rockmart property offers the perfect blend of solitude, accessibility, and versatility-whether envisioned as a private aviation estate, recreational retreat, or gentleman's farm. Opportunities like this are truly once in a lifetime, offering endless potential in an unforgettable setting.



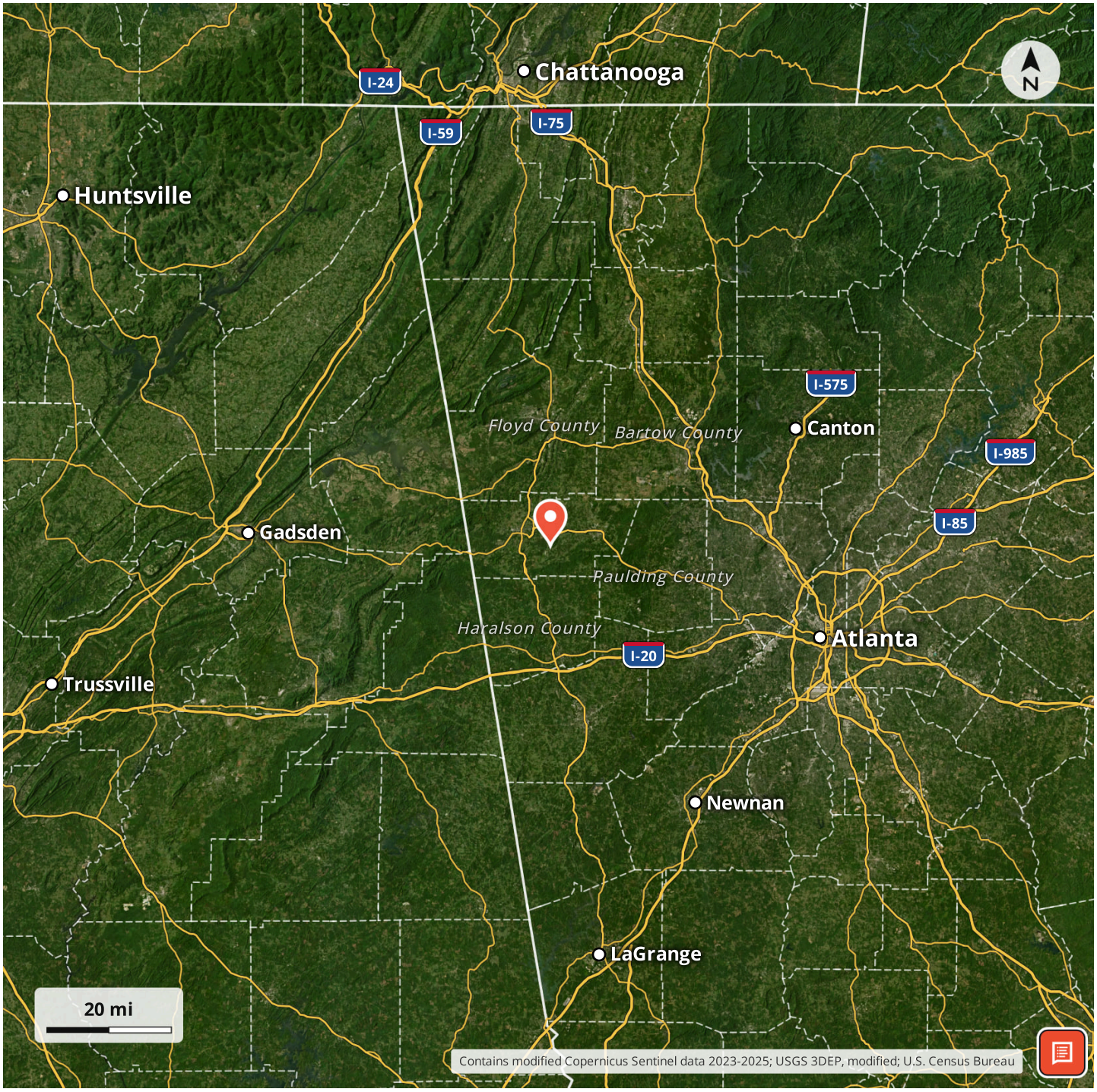





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Regional Map



Locator Map


N
Grady Rd
Coaling Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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