

**Aviation Facility or Gentleman's Farm**  
1195 Grady Road  
Rockmart, GA 30153

**\$1,497,000**  
55.430± Acres  
Polk County



**Aviation Facility or Gentleman's Farm  
Rockmart, GA / Polk County**

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**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)**

9298

**Dwelling Square Feet**

0

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

55.430

**Price**

\$1,497,000

**Property Website**

<https://www.garrettlandcompany.com/property/aviation-facility-or-gentleman-s-farm-polk-georgia/105854/>



## Aviation Facility or Gentleman's Farm Rockmart, GA / Polk County

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### 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.

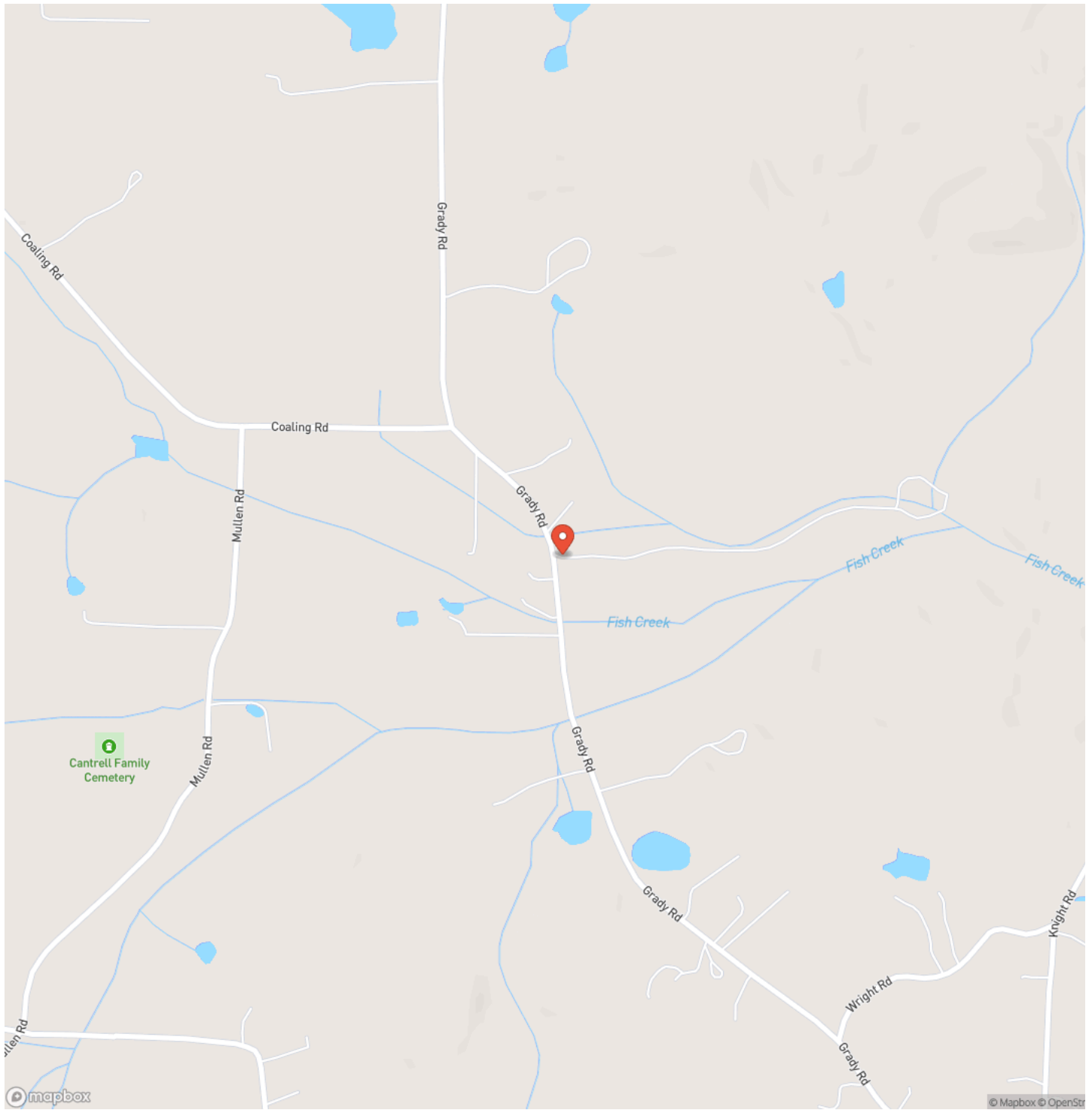
This rare Rockmart property offers the perfect blend of solitude, accessibility, and versatility-whether envisioned as a private aviation estate, recreational retreat, or gentleman's farm. Opportunities like this are truly once in a lifetime, offering endless potential in an unforgettable setting.



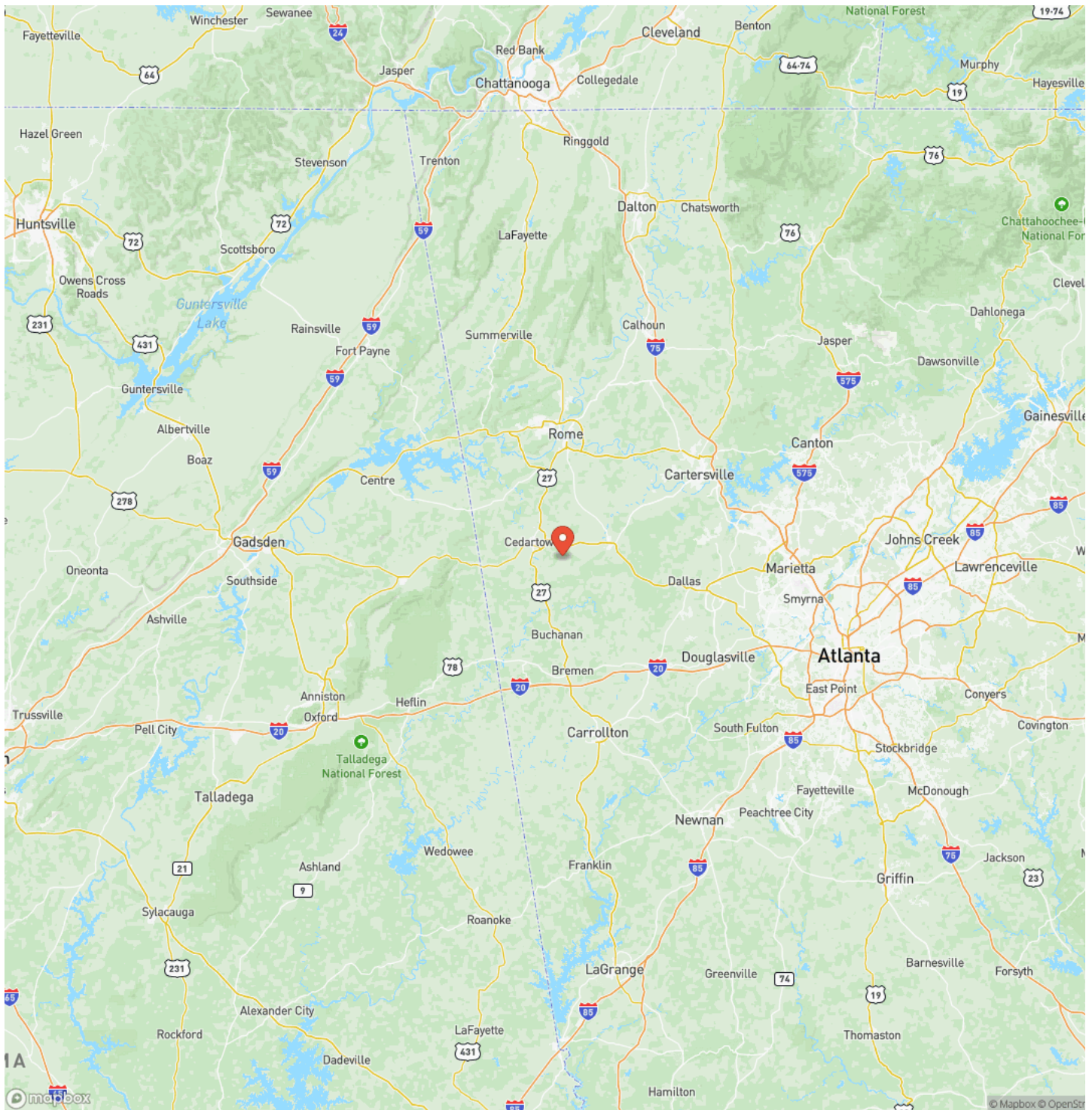
**Aviation Facility or Gentleman's Farm  
Rockmart, GA / Polk County**



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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