

The Ultimate Recreational Tract
1806 Browning Road
Rockmart, GA 30153

\$989,500
80± Acres
Polk County



The Ultimate Recreational Tract Rockmart, GA / Polk County

SUMMARY

Address

1806 Browning Road

City, State Zip

Rockmart, GA 30153

County

Polk County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.9306 / -85.1069

Taxes (Annually)

705

Acreage

80

Price

\$989,500



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PROPERTY DESCRIPTION

Gemstone Estate 80 Acres of Prime Hunting and Recreational Land

Welcome to Gemstone, an extraordinary 80-acre private retreat nestled in a tranquil and secluded area, perfect for hunting enthusiasts, nature lovers, and those seeking the ultimate getaway. This pristine, gated property features diverse landscapes, including beautiful mountain streams, water features, established food plots, and multiple stand locations, making it an ideal haven for hunting and outdoor recreation. The estate is fully equipped with everything you need to enjoy the great outdoors, including:

Multiple Barns and Outbuildings: A 20 x 46 pole barn with a concrete pad, a 20 x 32 steel shed, and a 16 x 16 tool shed/barn provide ample storage space for equipment and gear.

Fully Stocked with Equipment: Included are a 2023 Can-Am XT HD9 Defender Side by Side, a 2015 Honda Foreman 500 Four Wheeler, a 2018 John Deere Tractor 3038E with plowing implements, a Bush Hog, a log splitter, and a smoker/grill, all ready to enhance your time at Gemstone.

Campers for Comfort: Two well-equipped campers a 2016 Wilderness Heartland 3150 and a 2015 Forest River 261 BH both feature electricity, water wells, and the larger camper even has an onsite septic system for full comfort during your stay.

Well House: An 8 x 10 well building ensures a consistent water supply.

Hunting and Recreation:

This remarkable tract offers everything the avid hunter could need, including ladder stands, game feeders, and shooting houses to maximize your hunting experience. With 4.3 miles of well-maintained trails, suitable for side-by-sides, you'll enjoy endless exploration opportunities on the property, including the serene mountain streams that add both beauty and tranquility to the land.

Convenient Access:

Gemstone's prime location offers easy access to major cities and airports, making it perfect for quick weekend hunting trips or extended stays. Located just 1 hour from Atlanta, 45 minutes from Marietta, and close to Rome, Chattanooga, and Gadsden, you can also access private airports like Polk County Airport (10 miles away) or Paulding NW Airport (12 miles away), with Hartsfield International Airport just a short 1.5-hour drive.

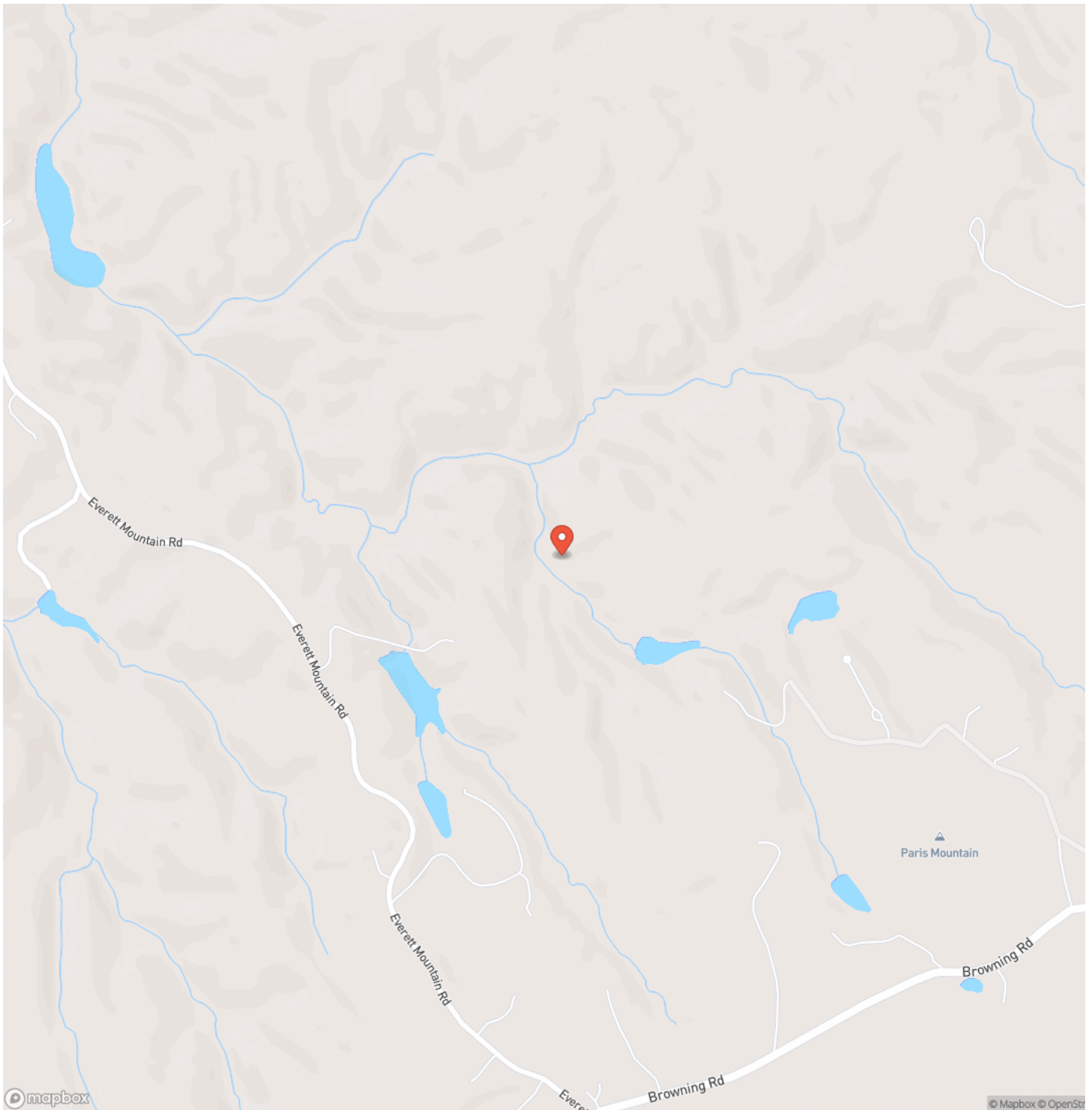
Whether you're looking for a private family retreat or a shared hunting club, Gemstone offers the perfect blend of seclusion, convenience, and outdoor adventure.

Don't miss the chance to own this exceptional property - schedule a tour today. **DO NOT ENTER THE PROPERTY WITHOUT A LICENSED GA AGENT.**

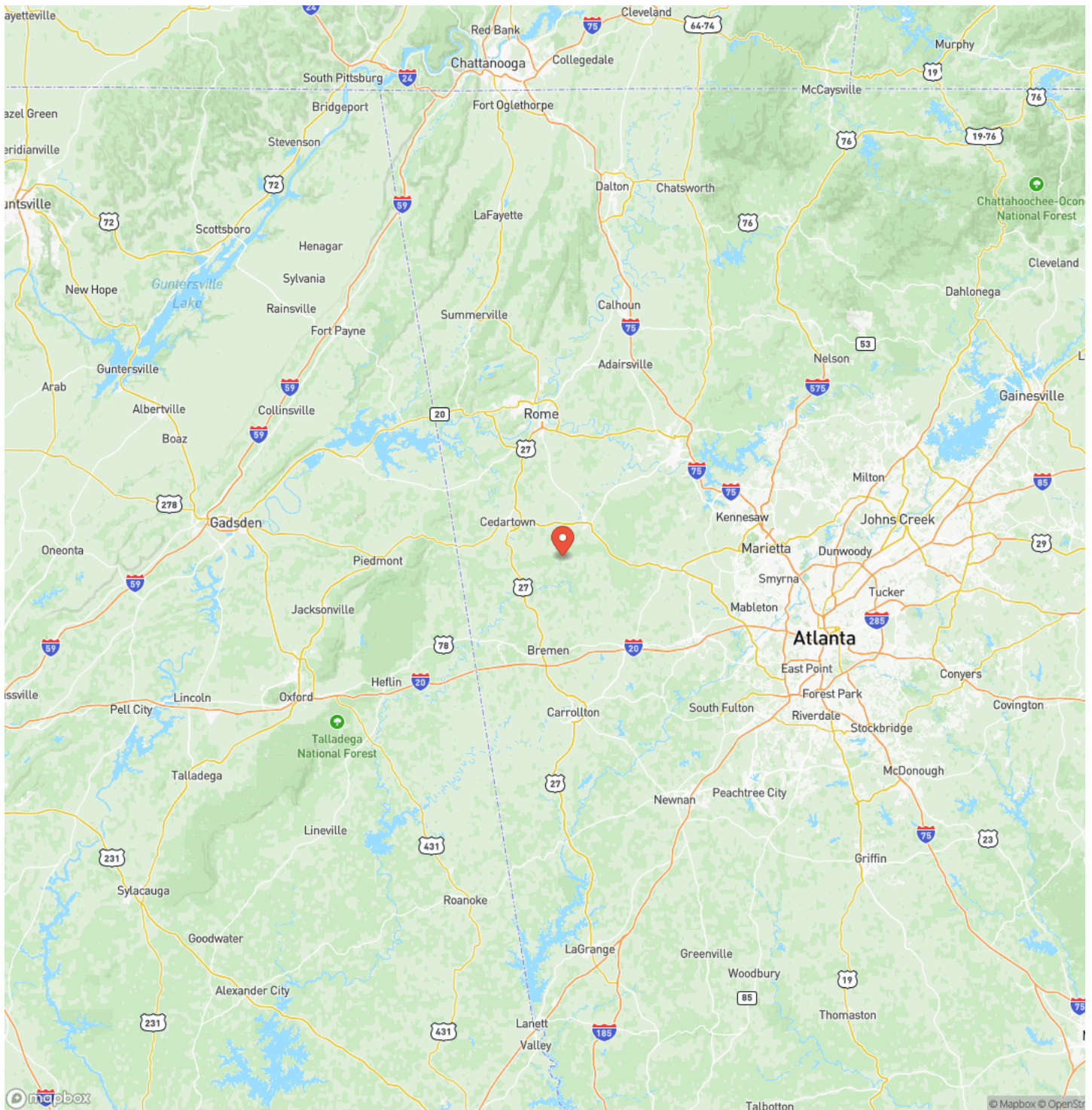
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Locator Map



Locator Map



Satellite Map



The Ultimate Recreational Tract

Rockmart, GA / Polk County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Garrett

Mobile

(770) 846-7702

Email

mike@garrettlandco.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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.

Garrett Land Company
119 Felton Dr
Rockmart, GA 30153
(678) 628-3301
<https://www.garrettlandcompany.com/>
