

22.35 Acres of Privacy and Serenity
0 Brewsterfield Road
Cedartown, GA 30125

\$245,850
22.350± Acres
Polk County



22.35 Acres of Privacy and Serenity Cedartown, GA / Polk County

SUMMARY

Address

0 Brewsterfield Road

City, State Zip

Cedartown, GA 30125

County

Polk County

Type

Recreational Land, Horse Property, Undeveloped Land

Latitude / Longitude

33.9372 / -85.3385

Acreage

22.350

Price

\$245,850



22.35 Acres of Privacy and Serenity Cedartown, GA / Polk County

PROPERTY DESCRIPTION

Discover the tranquility and privacy of this 22.35 acre stunning property offering a unique blend of peaceful living and convenient access to modern amenities. This beautiful parcel of land is more than just a property; it's an opportunity to create your dream lifestyle in a serene environment with a rambling creek at the rear of the property.

Being zoned A-1, it offers a wide range of possibilities for agricultural, residential, and recreational uses. Whether you envision a hobby farm, an expansive home, a hunting compound or a place to retreat to nature and reset, this property provides the canvas for your aspirations. The acreage provides a sanctuary from the hustle and bustle of city life while offering the soothing sounds of nature and soothing views all while remaining conveniently close to essential amenities. All utilities are accessible using Polk County Water and GA Power and Polk County Schools are Youngs Grove Elementary and Cedartown Middle and High Schools.

With easy access to major roads, commuting and travel are a breeze. Enjoy the best of both worlds – the tranquility of rural living and the convenience of nearby urban centers. Cedartown is approximately 8 miles away and offers Southern hospitality with a mix of history, culture, outdoor recreation and shopping and dining venues. Piedmont, AL is approximately 18 miles, Rome is approximately 27 miles and I-20 approximately 26 miles.

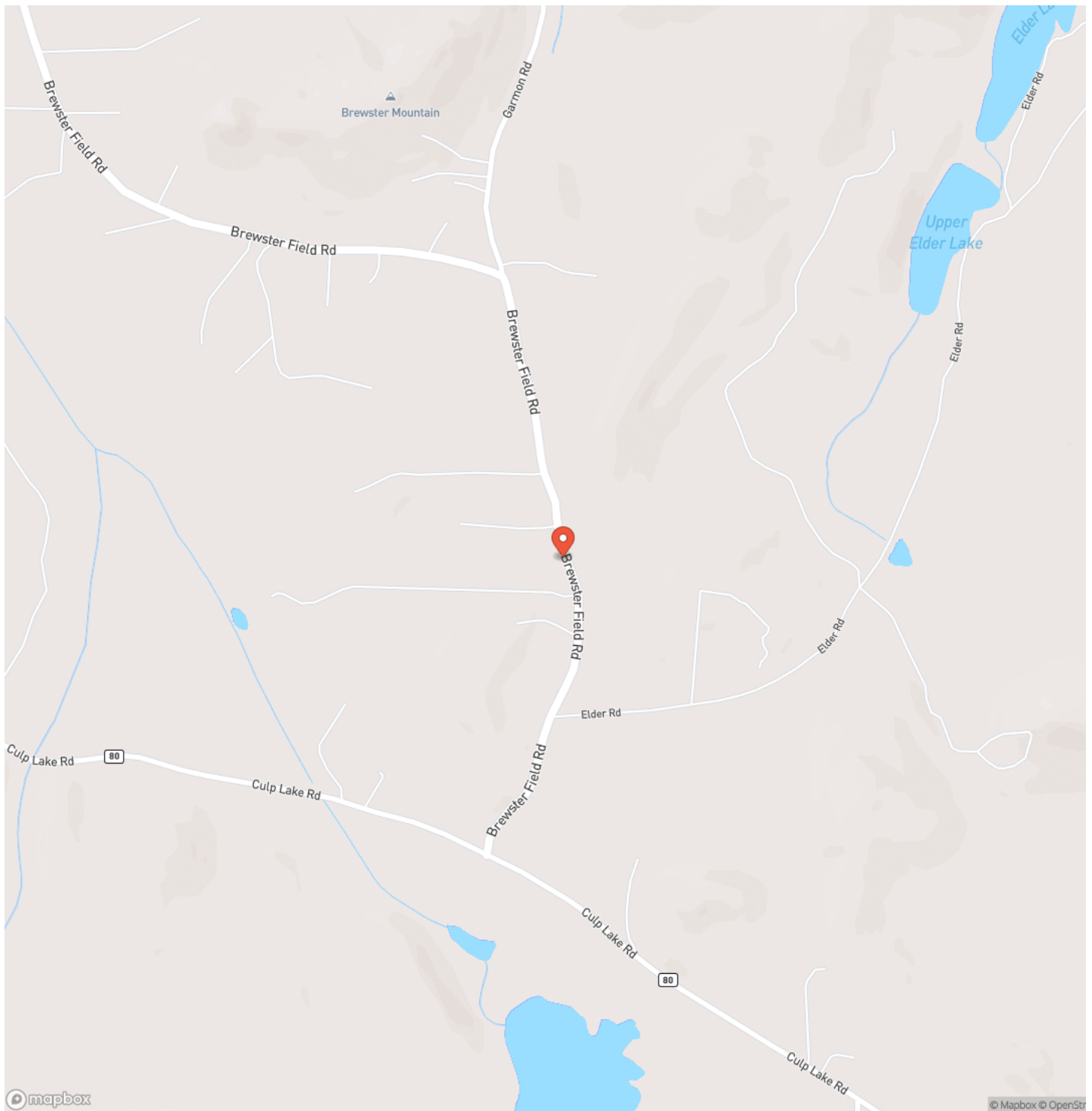
A multitude of adventures await you at this private, serene property. Don't miss the chance to be in a "dark zone" away from the lights and hustle and bustle of the city.



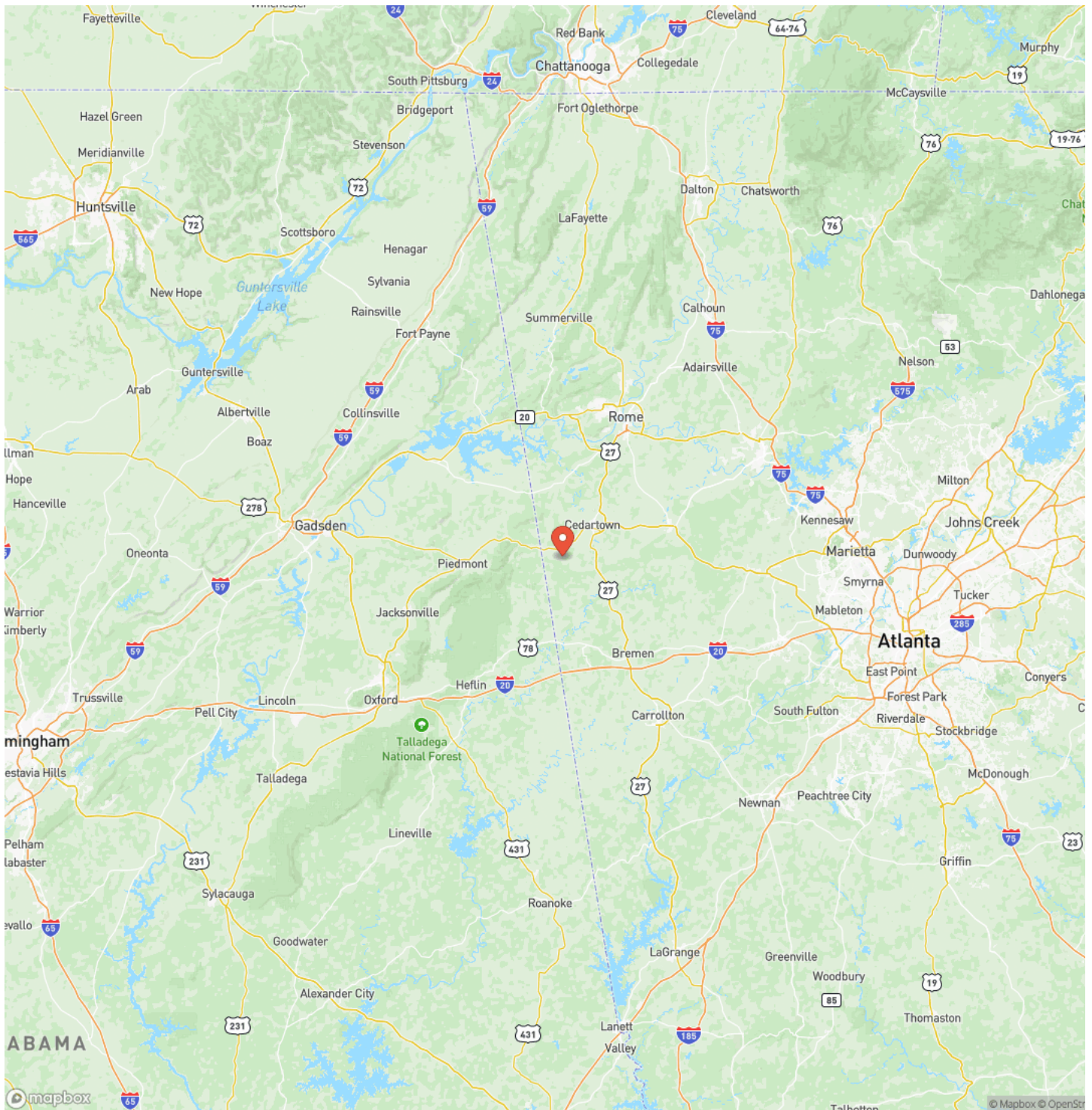
22.35 Acres of Privacy and Serenity
Cedartown, GA / Polk County



Locator Map



Locator Map



Satellite Map



22.35 Acres of Privacy and Serenity
Cedartown, GA / Polk County

LISTING REPRESENTATIVE
For more information contact:



Representative
Mike Garrett

Mobile
(678) 540-4300

Email
mike@garrettlandco.com

Address
City / State / Zip

NOTES

Notes section with 12 horizontal lines for text entry.



This image shows a single 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.



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

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/>

