

**Beautiful Farm bordering National Forest!**  
582 Scoggins lane  
Summerville, GA 30747

**\$679,900**  
39.230± Acres  
Walker County





**Beautiful Farm bordering National Forest!**  
**Summerville, GA / Walker County**

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**SUMMARY**

**Address**

582 Scoggins lane

**City, State Zip**

Summerville, GA 30747

**County**

Walker County

**Type**

Residential Property, Hunting Land, Undeveloped Land, Timberland

**Latitude / Longitude**

34.605771 / -85.188301

**Taxes (Annually)**

2188

**Dwelling Square Feet**

2737

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

39.230

**Price**

\$679,900

**Property Website**

<https://www.mossyoakproperties.com/property/beautiful-farm-bordering-national-forest-walker-georgia/41105/>



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### **PROPERTY DESCRIPTION**

The peace of this wonderful serene farm setting with a charming farmhouse is calling you home. This farm has been a staple in the area for years and is longing for someone to continue the traditions. Sunsets and sunrises are as sweet as Georgia sweet tea. This farm boasts many many features including recreational hunting opportunities, exploring, and long-range views. Conveniently Located: 18 miles from Lafayette. 30 mins to I-75 and Calhoun. 50 mins. to Chattanooga and 1.5 hours to Atlanta. The property is currently enrolled in the Conversation Use Valuation Assessment (CUVA) for tax savings. If the buyer elects to remove the property from CUVA, the buyer will be responsible for any rollback taxes/breach fees.

Features Include:

- 582 Scoggins Lane, Summerville GA 30747. Walker County
- 39.23+/- total acres with house listed. Additional acreage is available.
- The house is located on the south portion, and the south boundary of this portion borders the Chattahoochee National Forest
- 2700 sq ft one-level brick well-maintained ranch-style home. 3Br/2.5ba, built in 1967.
- Home features: updated kitchen with plenty of room for gatherings, office, 15x17 sunroom. Hardwood, tile, and carpet flooring
- Large workshop with power
- Large sunroom
- Several outbuildings for equipment storage
- Well-maintained landscape and flower beds
- Fenced areas
- Beautiful location and neighboring farms
- The south portion has a 600+ft paved road frontage. Easy access
- Interior roads and ATV trails
- Abundant wildlife including deer and turkey
- The property borders the Chattahoochee National Forest
- Beautiful rolling topography and mountain views

To schedule a showing, please contact Jarrett Lastinger-broker at [478-342-4133](tel:478-342-4133) . This property will be shown by appointment only.

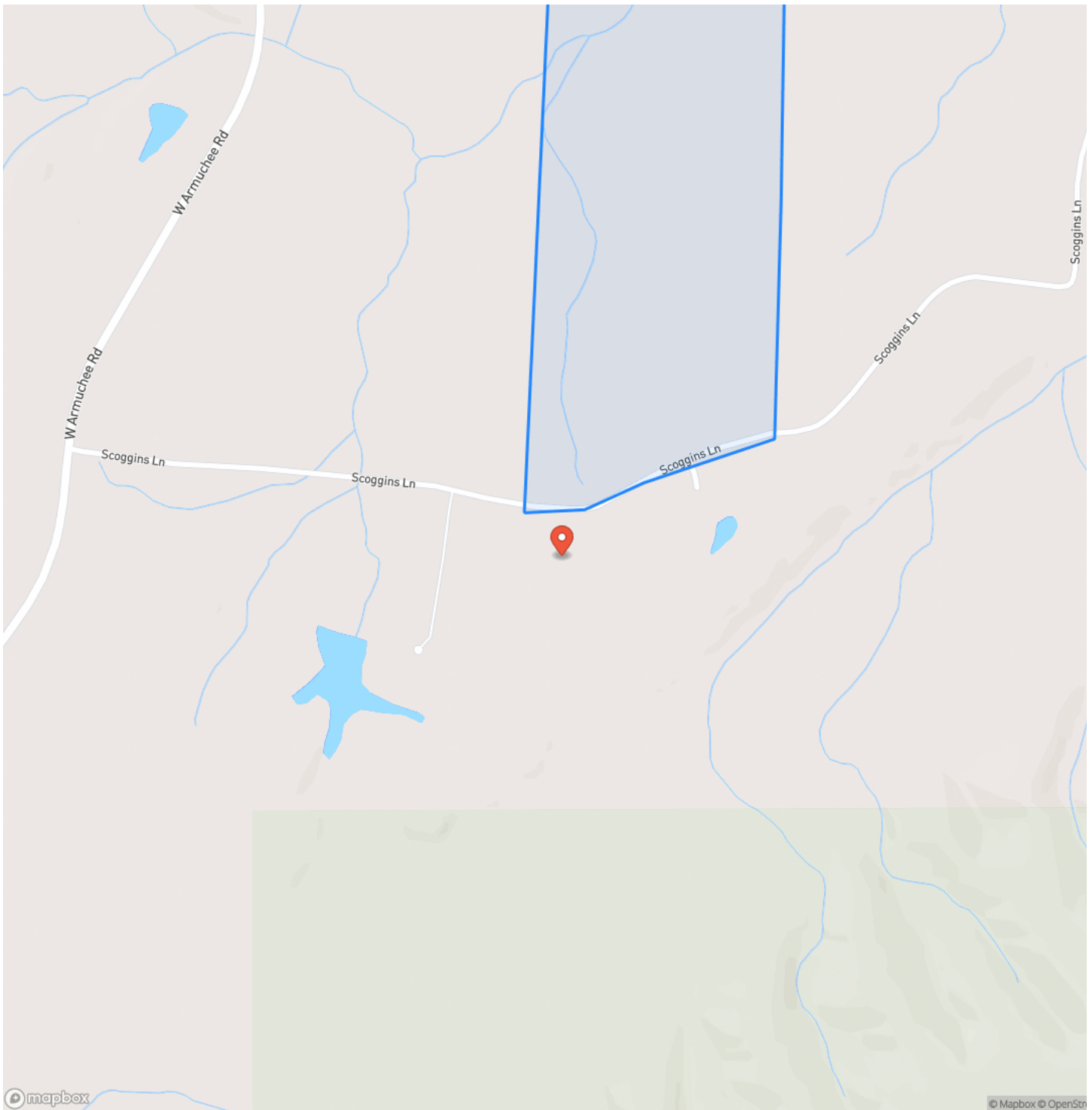




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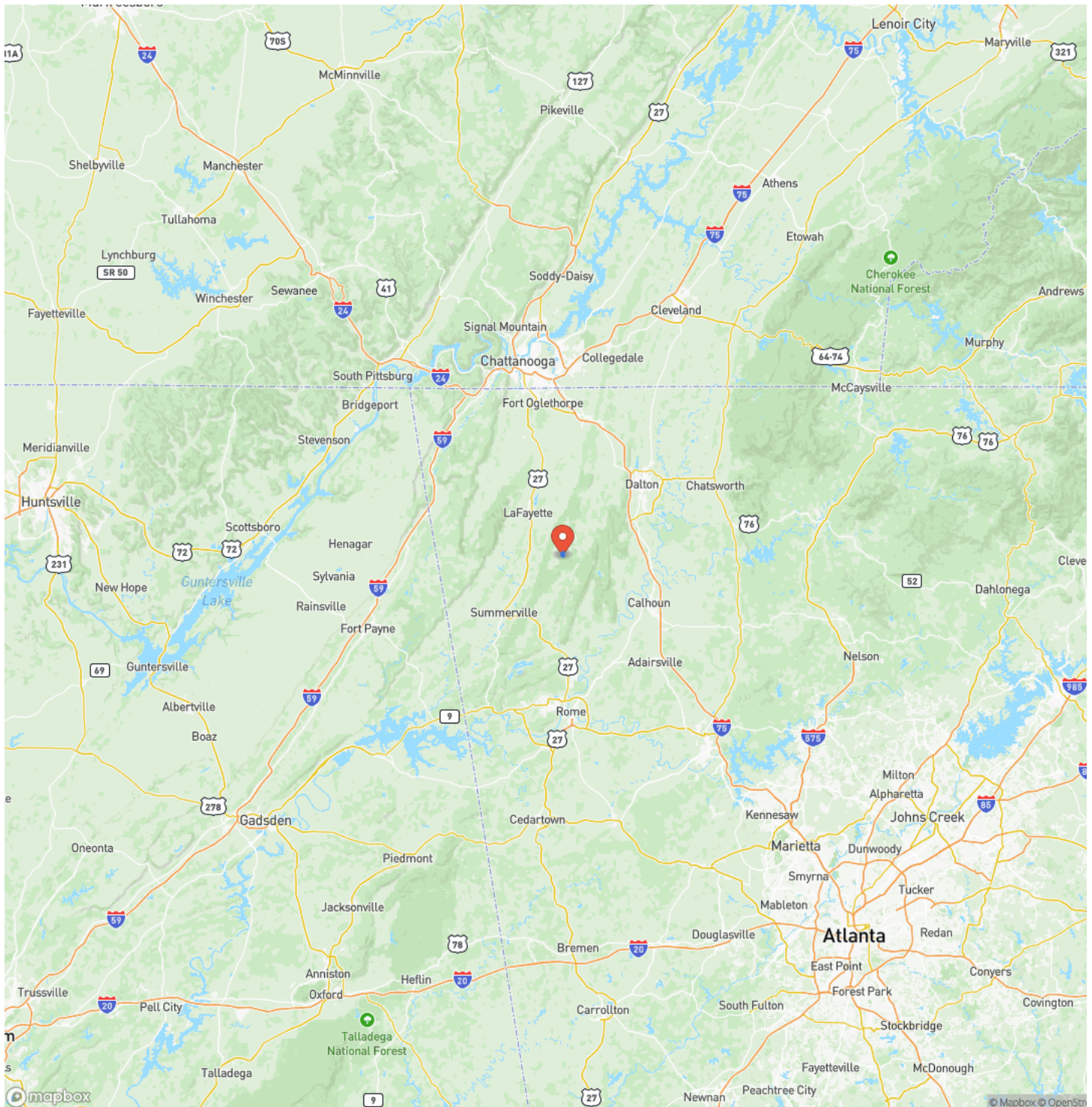
## Locator Map





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## Locator Map



**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## Satellite Map



## Beautiful Farm bordering National Forest! Summerville, GA / Walker County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Chuck Williams

## Mobile

(423) 883-4803

## Office

(478) 978-0039

## Email

cwilliams@mossyoakproperties.com

**Address**

1026 Ball Street

## City / State / Zip

Perry, GA 31069

## NOTES

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**MORE INFO ONLINE:**

**MossyOakProperties.com**



## 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.



## **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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**Mossy Oak Properties Legacy Realty Services**

1026 Ball Street  
Perry, GA 31069  
(478) 988-0039  
[MossyOakProperties.com](http://MossyOakProperties.com)

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