

Stagg Valley Farms
Roopville, GA 30170

\$3,295,000
338± Acres
Heard County



Stagg Valley Farms
Roopville, GA / Heard County

SUMMARY

City, State Zip

Roopville, GA 30170

County

Heard County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

33.456502 / -85.130778

Acreage

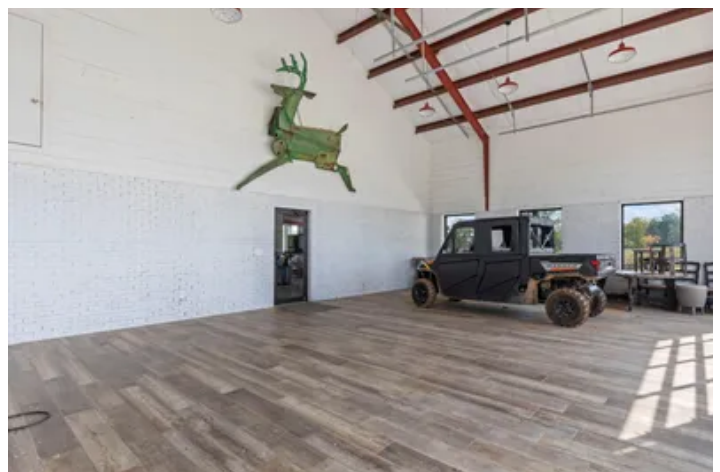
338

Price

\$3,295,000

Property Website

<https://www.mossyoakproperties.com/property/stagg-valley-farms-heard-georgia/47535/>



PROPERTY DESCRIPTION

Welcome to Stagg Valley Farms, a truly unique and spectacular property.

Nestled within its sprawling 330+/- acres, this remarkable high-fenced property offers a sheer escape from the hustle and bustle of city life. With an entertainment lodge, four inviting cabins, a refreshing pool, and picturesque grounds. Enhanced by the presence of a serene pond, meandering creeks, majestic hardwood trees, and vast meadows, this property opens the door to endless unique and versatile opportunities.

Explore wildlife in multiple forms and with great seclusion. A well maintained high fence surrounds the property, creating a special hunting plantation where deer, red stag, and wing shooting thrive in abundance and the wildlife and property are well protected for whatever level of management you desire. Whether you're a seasoned hunter or just starting, this is a beautiful haven.

Another option for this property is with the opportunity to raise horses, cattle, or other livestock with many opportunities for scenic trail rides or grazing cattle. For those seeking a recreational oasis, this property is a dream come true. With an entertainment center, outdoor pool, and cozy guest houses set in a stunning outdoor environment, you'll be captivated by the mature hardwoods, open meadows, and meandering creeks. It's an ideal backdrop for all your outdoor activities.

For those seeking a business opportunity, two new greenhouses with over 14,000 sq ft inside, offer a unique opportunity for those interested in growing flowers, vegetables, herbs, and more as a nursery operation or as structures to hold weddings or other gatherings for those really memorable events. With its picturesque setting and ample space, this venture could be expanded or transformed for an event venue, and/or for VRBO/Airbnb rentals to suit your entrepreneurial aspirations. The greenhouse area can also be bought separately from the remaining property.

To accommodate friends, family, or guests, the property offers comfortable guest houses that provide a serene retreat. These guest houses add a touch of luxury to the property, making it an ideal location for both personal enjoyment and hosting gatherings for family, friends or paid guests.

Whether you envision it as a peaceful and luxurious retreat, an expansion of your business portfolio, or an outdoor enthusiast's haven, Stag Valley Farms provides the opportunity for your dreams to become reality.

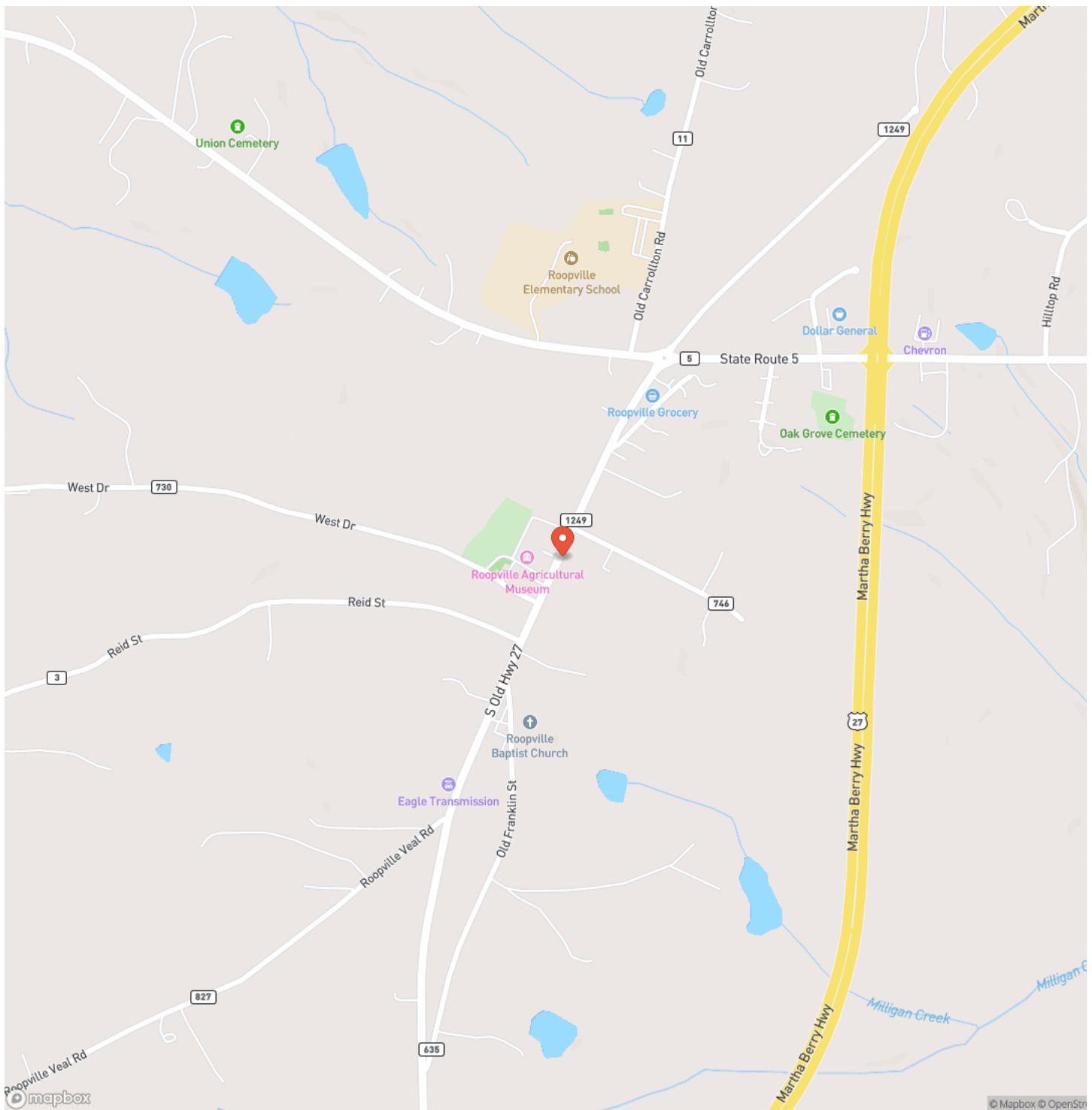
Located near the Alabama/Georgia line this property is easily accessed from Auburn, Montgomery, Birmingham or Atlanta. Call to find out more about this stunning property!



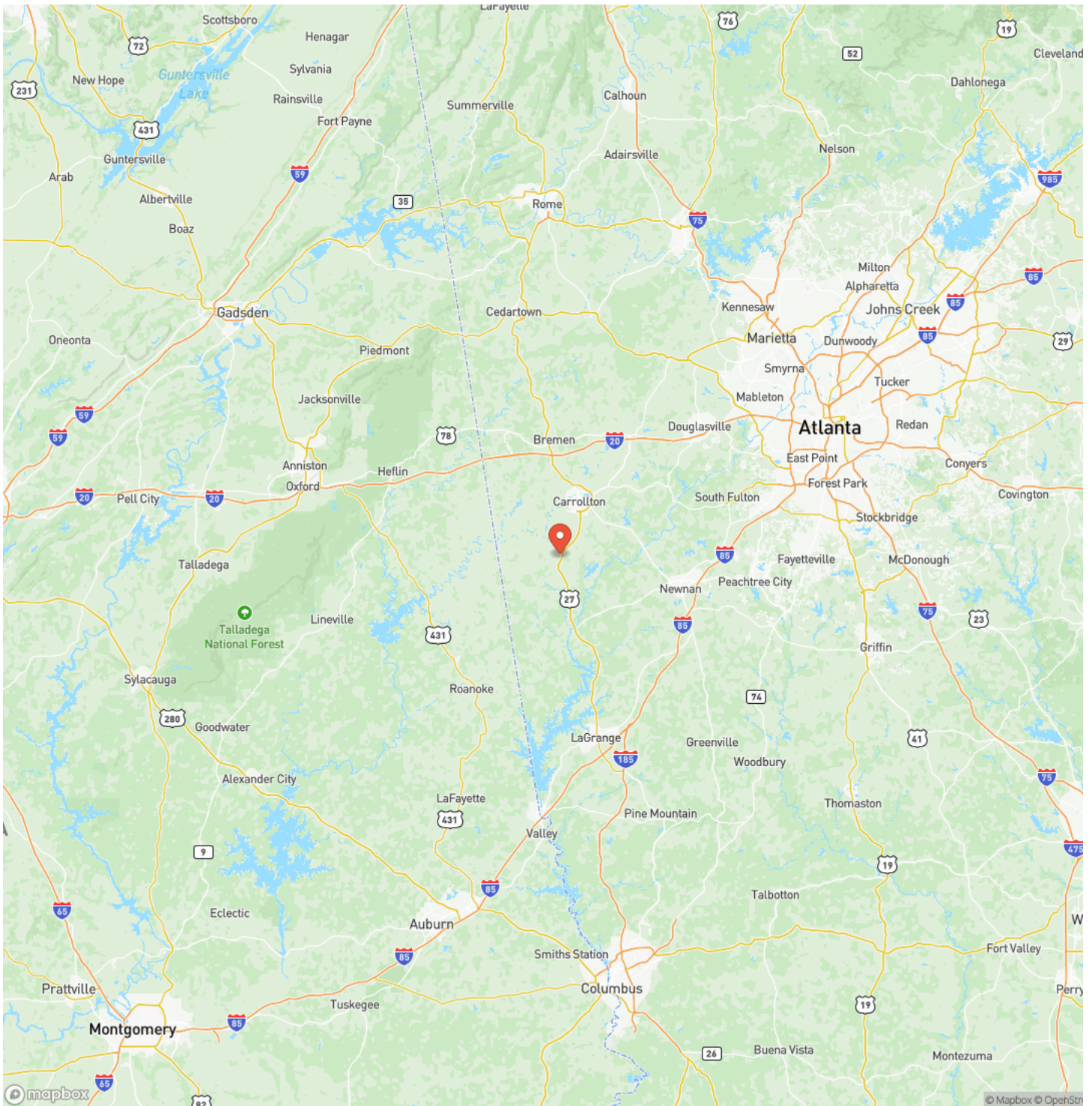
Stagg Valley Farms
Roopville, GA / Heard County



Locator Map



Locator Map



Satellite Map



Stagg Valley Farms
Roopville, GA / Heard County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jarrett Lastinger

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(478) 342-4133

Email

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Address

1026 Ball Street

City / State / Zip

Perry, GA 31069

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.



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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