

# South 40

Southern  
Land Exchange



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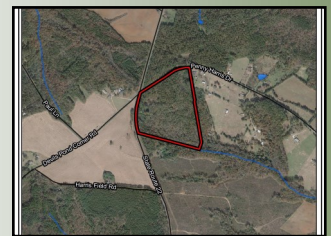
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Offered for \$3,250/ Acre



40 Acres | Highway 22 | Oglethorpe County, GA | 30630

- A "Gentleman's"  
Farm
- Ideal for Establish-  
ing Cropland or  
Pastureland
- Great Location



The South "40" is located 6 miles north of Lexington and only 20 miles east of Athens, GA. The property is ideal for the family or individual looking to establish a "gentleman's farm". The topography is ideal for establishing crop or pastureland. This property offers the unique opportunity for the future owner to get back to their roots and re-establish a connection with the land that is all too rare these days. This property is located at the intersection of Hwy 22 and Harris Rd and offers an excellent location to set up a road side market to sell locally grown vegetables or other home spun arts or crafts.

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