

REDUCED



Agricultural » For Sale

568 +/- Acre Cattle Farm Available

2375 HIGHWAY 172, BOWMAN, GA 30624

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

RUSSELL DYE

Associate Broker

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BRIAN HUGHS, CCIM

Sales Associate

770.532.9911

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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$1,595,000
Price/Acre:	\$2,948.94
Lot Size:	568.0 Acres
Zoning:	Agricultural
Market:	Northeast Georgia
Submarket:	Elbert County

PROPERTY HIGHLIGHTS

- 568 +/- acre farm available for sale
- 194 +/- acres encumbered by stream mitigation bank
- Currently being operated as a cattle farm
- Property has lots of open pasture for grazing/farming
- Entire property is fenced
- Property contains 4 bedroom residential house, horse stable with apartment, pole barn for equipment, and a workshop
- 4.5 acre pond with gazebo just below the main house
- Perfect for someone looking for turn key cattle farm operation or hunting/corporate retreat
- Double road frontage
- Close proximity to Athens, Gainesville, Augusta, and Greenville, SC

Additional Photos

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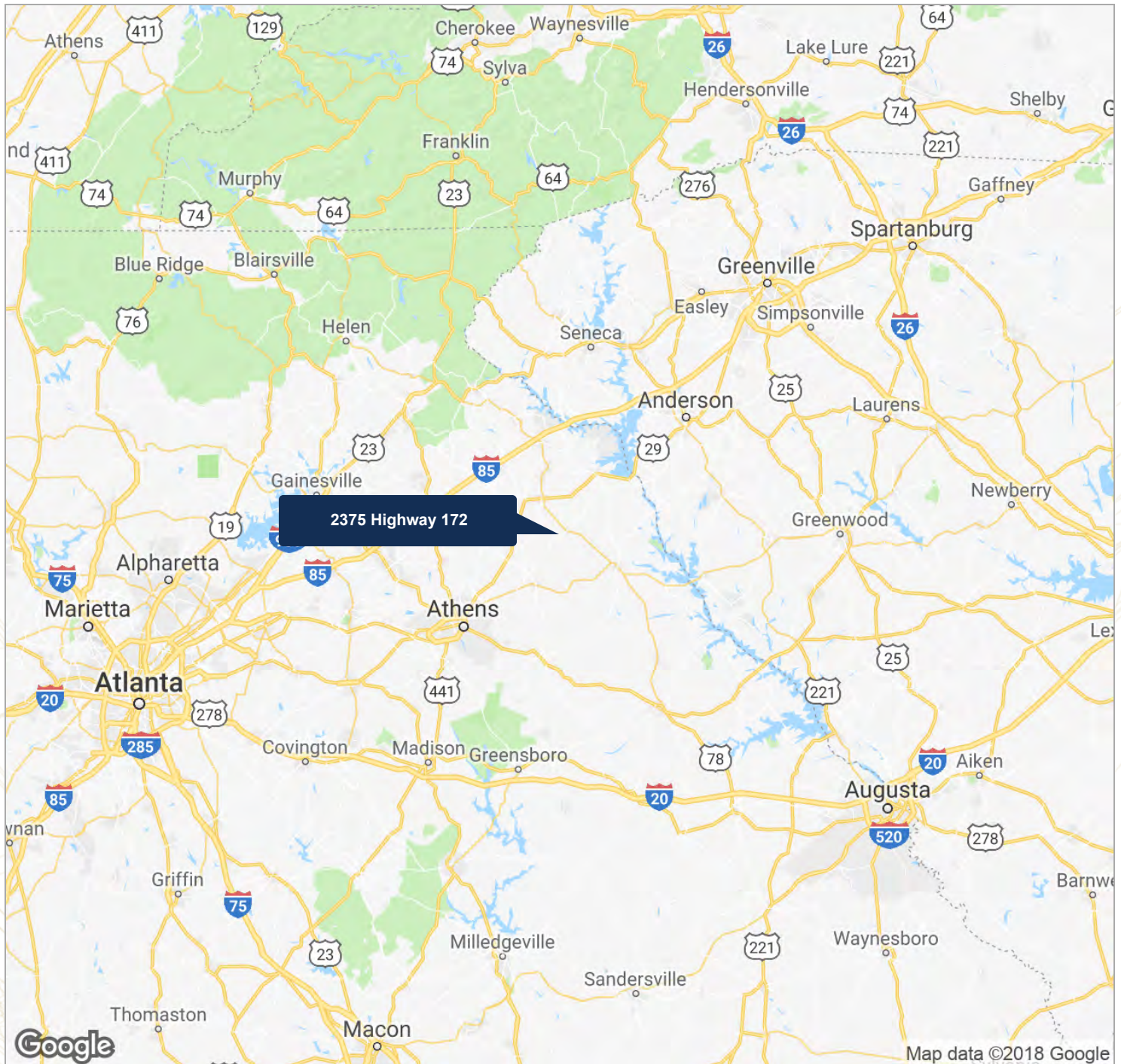
Location Maps

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Regional Map

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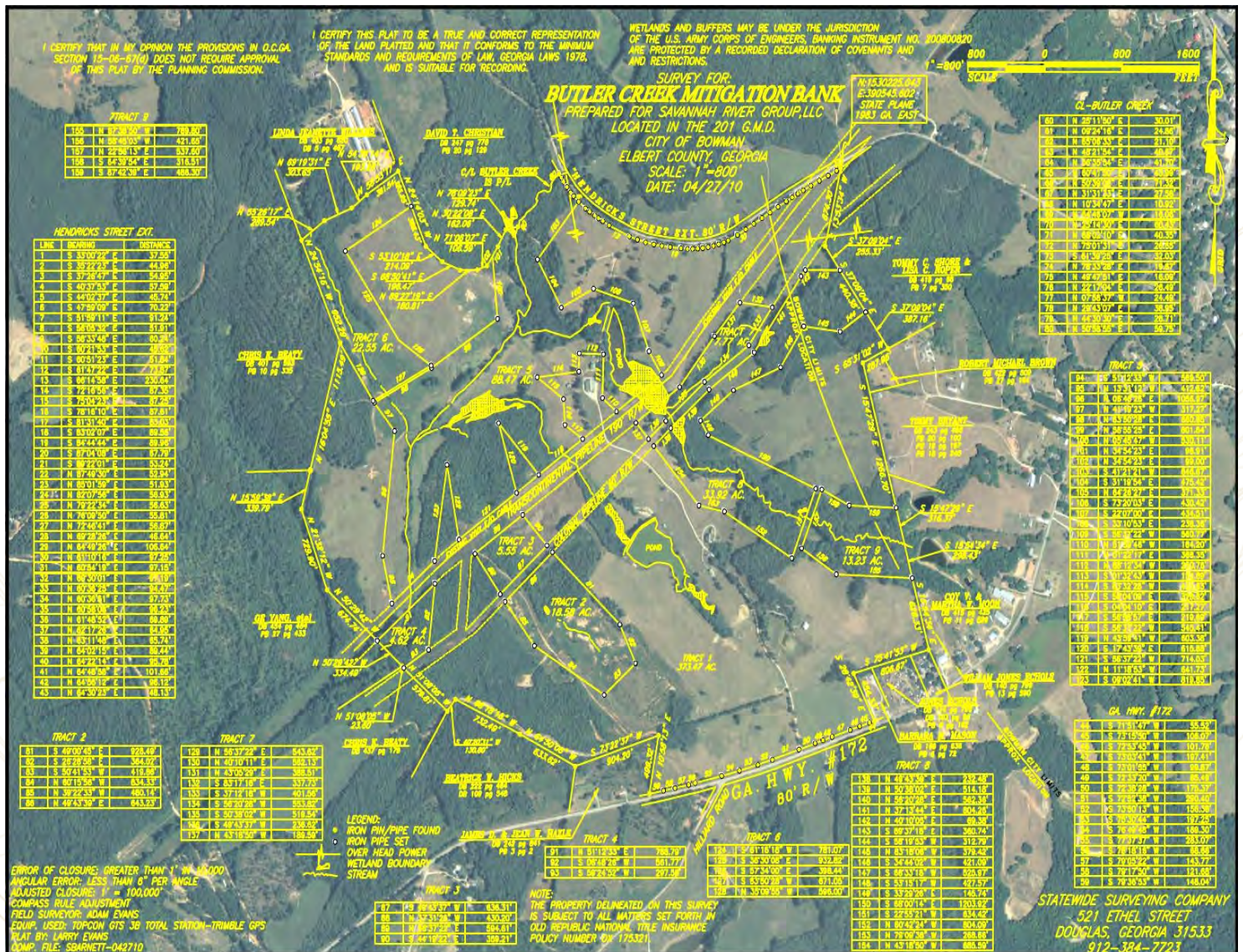
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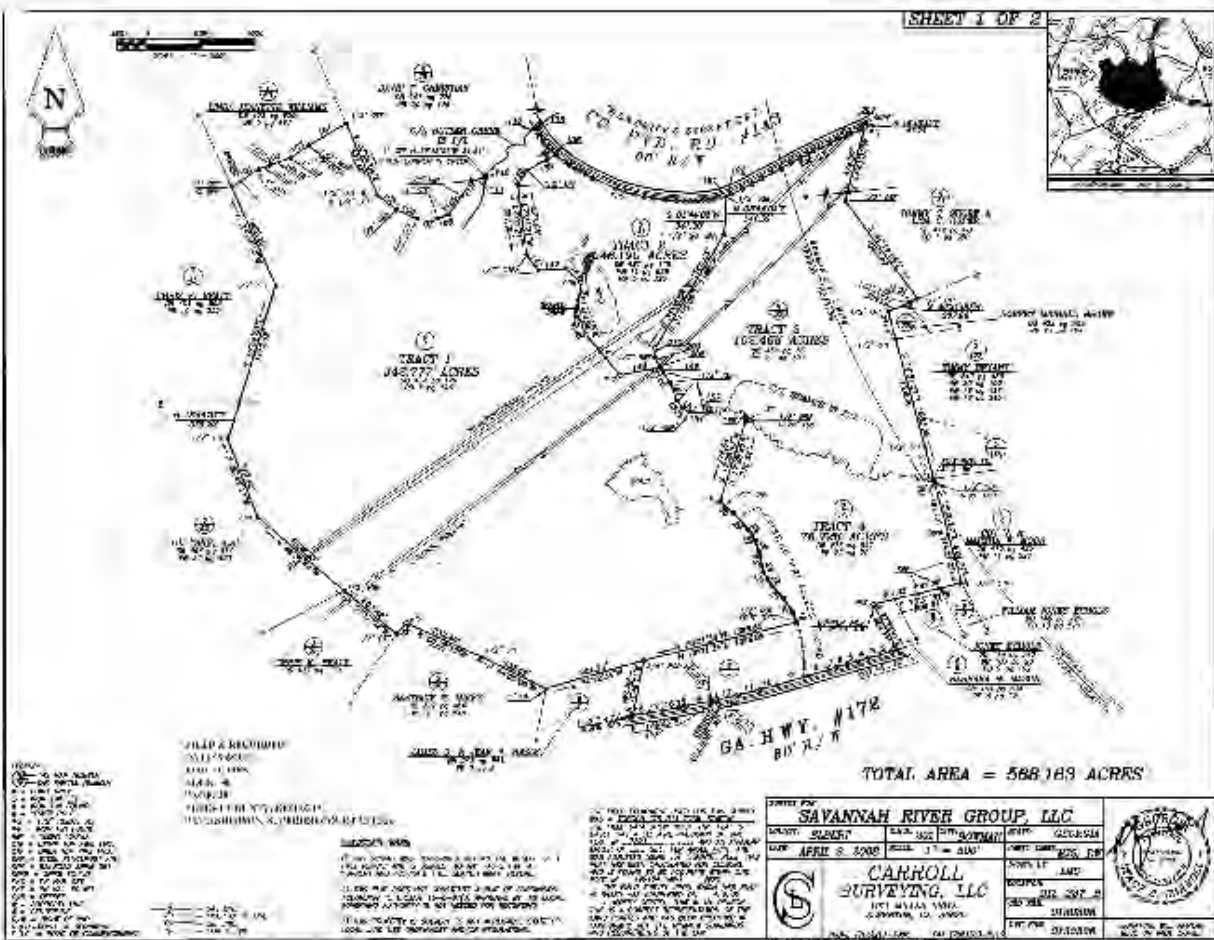
Site Plan

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Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



SIOR



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