

Spring Valley EcoFarm

Southern
Land Exchange



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REDUCED! Offered for \$8,000 / Acre



99.62 Acres | 1695 Spring Valley Road | Clarke County, GA | 30605

- Industrial Investment Opportunity
- 10 minutes from downtown Athens
- Open pasture or cropland with creek



Industrial investment opportunity near Athens Airport. Over 80% of the property is zoned E-I Employment Industrial and the remaining acreage is zoned RS-15 Residential. Convenient location less than 10 minutes from downtown Athens and very accessible with frontage on two paved roads. The majority of the land is open pasture or cropland and a creek runs along the western boundary. Many UGA students and others visit this farm annually to study sustainable crop production. Crops currently being grown include blueberries, muscadine and scuppernong grapes, apples, peaches, figs, sweet corn and strawberries. The 2255 sq. ft. home on the property offers potential rental income.

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