

FOR SALE

126 +/- Acres - Incredibly Constructed Custom Home on Water
164 Gillespie Road, Homer, GA 30547

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price: \$1,900,000

Price / Acre: \$14,988

Lot Size: 126.77 Acres

Zoning: ARR

PROPERTY OVERVIEW

Custom built home that literally reaches into the water of one of the four private lakes. The home is constructed with the highest quality of craftsmanship and material available with great attention to detail. Two masonry fireplaces, wrap around porches. Kitchen open to family room. Everything is built just for comfort and enjoyment. The home is built with ADA features as well.

The Home and grounds are absolutely breathtaking. Water Views in every direction.

LOCATION OVERVIEW

Incredible beautiful 126 acre farm with around 100 acres in gently laying pasture. The property includes a custom home, two large barns, a metal boat storage building with bathroom, an apartment with a second two car garage. Perimeter fencing, cross fencing. creeks and woods. Hunting, fishing, all sorts of wildlife. The original approximately 1800 sq ft farmhouse is still in good condition and would make a guest house or caretaker home. The farm is within an hour of Atlanta or Greenville near Commerce... I-85. 126 acres with approximately 75 acres of good rolling pasture, mixed hardwood buffer the boundary to ensure privacy. Four nice ponds.

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ADDITIONAL PHOTOS

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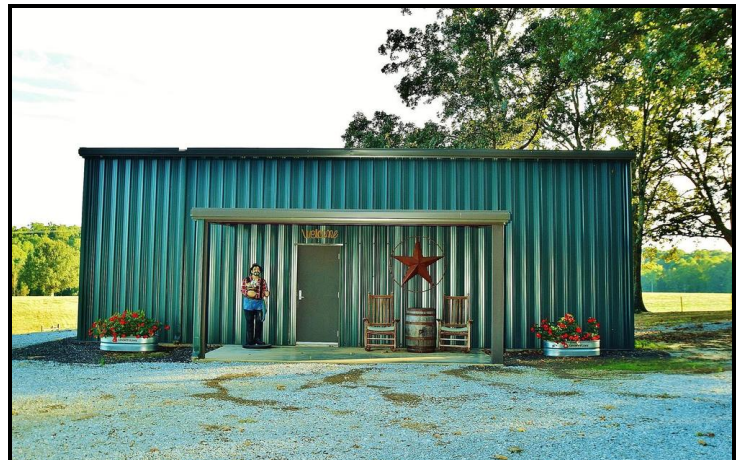
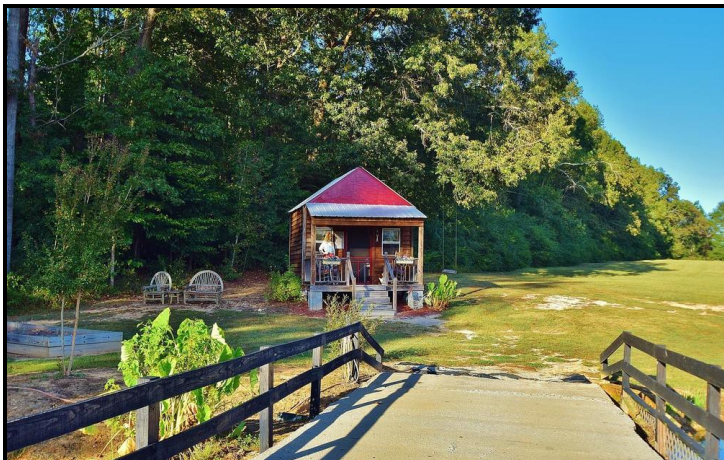
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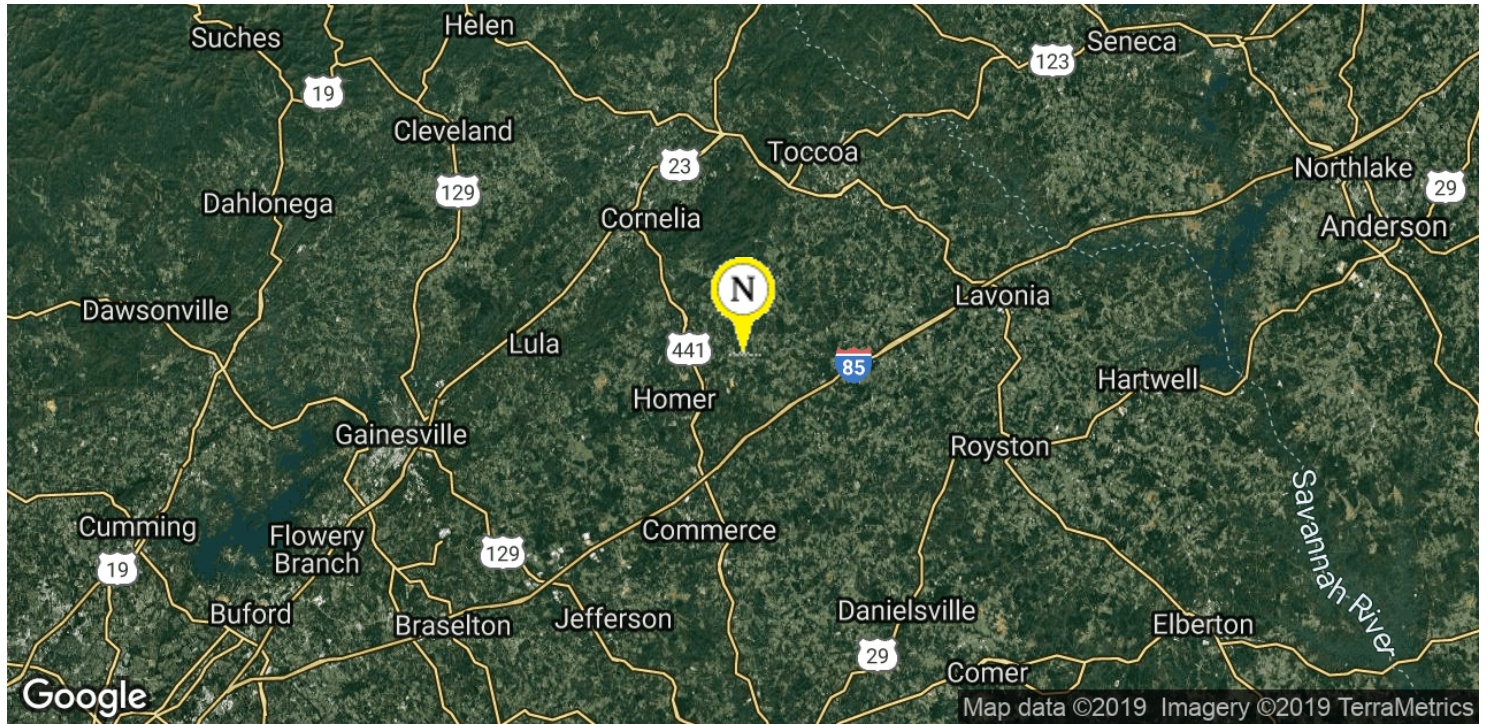
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LOCATION MAPS

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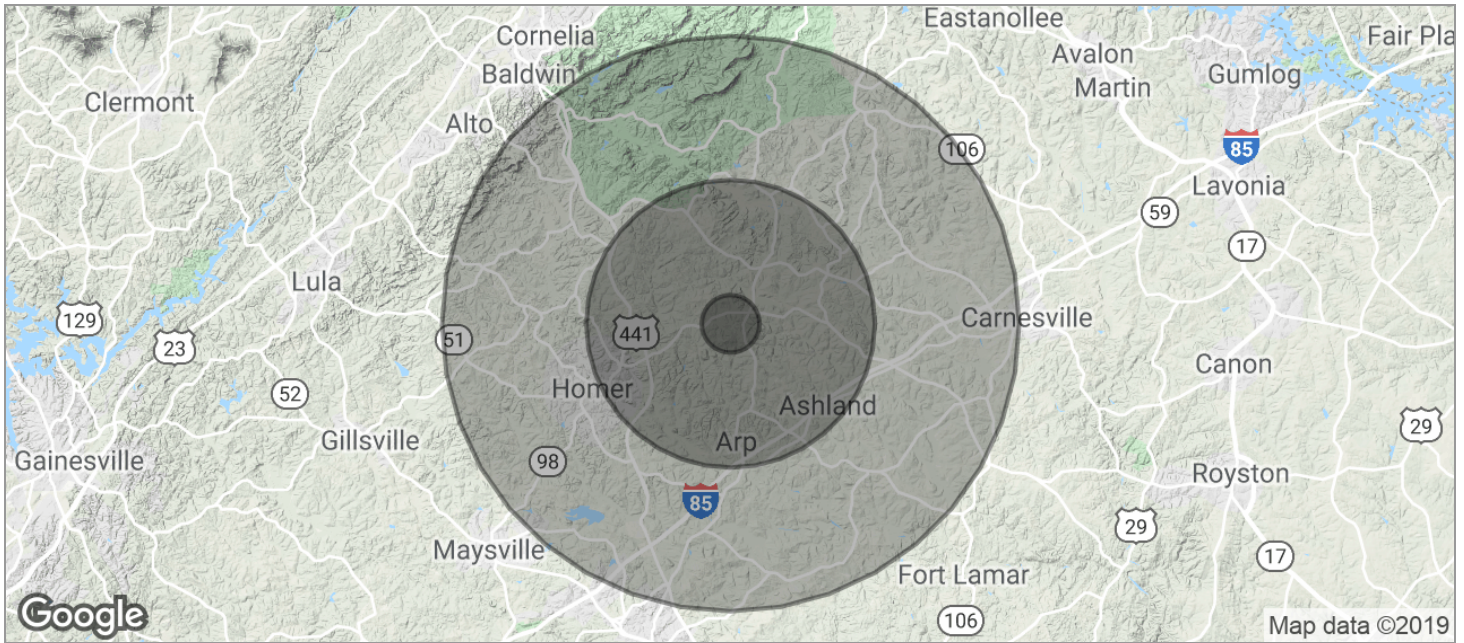
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	214	5,657	29,405
MEDIAN AGE	38.4	38.7	37.5
MEDIAN AGE (MALE)	35.4	36.4	35.8
MEDIAN AGE (FEMALE)	42.2	41.6	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	76	2,026	10,721
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$54,358	\$52,758	\$52,404
AVERAGE HOUSE VALUE		\$165,662	\$177,963

* Demographic data derived from 2010 US Census

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