

Tom's Creek Farm

Southern
Land Exchange



Travis Ebbert

Listing Agent

1551 Jennings Mill Road
Suite 1400 A
Bogart, GA 30622

Phone: 706.549.5050
Mobile: 706.614.8840
Fax: 706.549.8909
Email:
tebbert@southernlandexchange.com

Offered for \$4,500/ Acre



163 Acres | 1320 Toms Creek Road | Franklin County, GA | 30557

- Ponds
- Pasture
- Great Location



An incredible 163 acre tract consisting of nearly all pasture land is now available in Franklin County conveniently located 6 miles from Carnesville, 12 miles from Lavonia, 13 miles from Toccoa, and only minutes from I-85. This property has been well-maintained, comes completely fenced, and even crossed fenced in areas. Three nice sized ponds are strategically placed throughout the property. Additionally the property has a house and mobile home with tenants, as well as four old poultry houses being used for hay storage. Zoned agricultural with tons of road frontage on both sides of Hwy 145, and a substantial amount of private road frontage, the possibilities and luxuries of this property are simply amazing. One final unique feature is a tunnel that passes under hwy 145 so livestock do not have to cross the highway to go from one pasture to the other. Come see it for yourself!

www.SouthernLandExchange.com