

# Clareburn Trail Tract



Offered for \$6,500 / Acre



+/- 51 Acres | Clareburn Trail | Franklin County, GA | 30521

Southern Land Exchange is proud to present another remarkable offering in Franklin County. Here is a 51-acre tract with split pasture and woods. Unlike most properties in Franklin County that are very pasture oriented, this tract offers buyers more woods than pasture. That means more privacy, more recreational use, and more hunting opportunities! Just enough pasture is available for those needing acreage for some livestock, or for someone looking for the perfect dove field. Did I mention the location and road frontage?! This properties sits only half a mile from HWY 51, 2 miles from I-85, and 7 miles from Carnesville. Also offering ample double road frontage with 1,500ft of road frontage on Clareburn Trail and 1,300ft of road frontage on Shephard Road. It's the perfect location to build your dream home, secluded and off the road. Enjoy hunting your own property. Plenty of pasture for a small farm. Clear timber and convert to pasture as your needs grow over time. Take comfort in knowing that Clareburn Trail is a quiet private road with only 12 other properties, mostly larger tracts and family estates. Call Travis Ebbert w/ Southern Land Exchange for more information at 706-614-8840.

**Travis Ebbert**

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

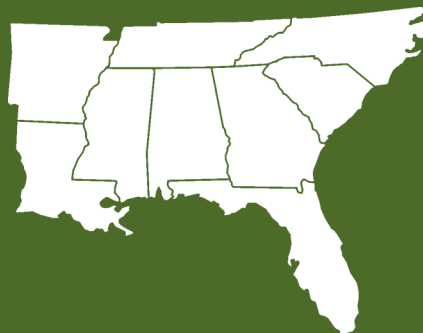
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**Southern  
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