



Special Property Features

215 Clark Rd. Dallas, Ga 30157

Land:

- 43.995 tranquil acres
- Panoramic Views
- Adjoins to 8000 Wildlife Management (WMA) Acres
- 15 Acres of WMA area is only accessible via property
- Walking and ATV trails throughout
- Federally protected trout stream "Bluffy Creek" on property
- Nature abounds
 - Preppers Paradise
 - Secluded/Off the Grid
 - Hiking
 - Fishing
 - Wildlife
 - Historian Enthusiast
 - Nature lover's playground

Estate Home:

- Barn-dominium Style Construction, Built with commercial grade steel
- High PSI concrete with Fiberglass and oversized footers
- All Interior walls are insulated
- Stepless Entry; Handicapped accessible
- Bullnose cornered drywall 5/8" thick
- 10-foot ceilings on both levels
- Wired for 400 Amps with 800 Amp Transformer
- Metal roof: Lifetime Warranty inspected in 2022
- All windows are Low E Argon filled (still under warranty)

First Floor:

- Open concept living and dining
- Flooring is wide plank Brazilian Cherry.
- Brazilian Cherry, Oak and Walnut medallions at the front and back door
- Large stone fireplace with raised hearth.
- Doors throughout are 6' panel oak 36" wide
- Full secondary bath on main level
- Laundry room on main level with (2) - 50-gallon hot water tanks. (New)

- **Kitchen:**

- Custom oak cabinetry
- 4 zone LED lighting
- Floating island
- Granite countertops
- 2 Sinks
- 2 Garbage disposals
- Dual Oven

- **Master on Main:**

- Large master on main with ensuite
- Tray ceilings
- Solid hickory floors.
- Walk in closet with safe room potential

Second Floor:

- Large, 2nd master sized bedroom
- 3rd bedroom with large closet
- Office/4th bedroom potential
- Recreation/Media Room with wet bar and marble countertops
- 9' pool table (negotiable)
- 2nd fireplace (optional), gas line available, currently a closet; Chimney chase ready
- Custom milled southern yellow tongue and groove paneling.
- 2nd story Balcony with treks decking
- New high efficiency heat pump
- Incredible views

Garages:

- Main Garage
 - 30' x 75' attached garage with (2) - 8'x18' insulated residential doors
 - One with power lift
 - (1) - 10'x12' roll up door
 - One 36" service door
 - 3-way switch lighting
 - Several 240 VAC outlets
 - 9 Windows
 - Hot/Cold water spigot with drains
 - Wash Sink and Commode
- Second Garage:
 - Attached 8'x8' insulated door

- 2 Windows
- Hot/Cold water spigot with drain
- Could easily be converted to another interior room, safe room, or preppers storage.

Other Features:

- Pump house with a deep well has newer pump (still under warranty) with a back flushing filter system. Extra storage space
- Generac Backup Generator; 15 KVA; installed in 2004. Regularly maintained
- Septic System has 2 - 1000-gallon tanks; pumped in August 2021
- Propane system: 1000-gallon tank buried in backyard.
- Whole house water filter
- Backyard is fenced with 3 pedestrian gates and 1 drive through gate
- Private Newly installed Paved Driveway; ½ mile long
- Newly Installed Electric gate with Camera/Code Entry.
- 80 Yard rifle and pistol ranges
- Conveniently located to Downtown Dallas, Hospitals, shopping, dining, and entertainment
- Belarus 532 Tractor (Negotiable)
 - 67 Horse, 4 Cylinders, Diesel with Bush Hog attachments
 - 6ft Bucket on front
 - Fork Attachment
 - 7ft Scrape blade
 - 6ft Bush Hog Cutter