

# Fork Creek Tract



Offered for \$3,650 / Acre



+/- 246.08 Acres | Lexington Road | Madison County, GA | 30627

Southern Land Exchange is proud to present this large acreage tract in Madison County. The property consists of +/- 246 acres of planted and natural timberland. The timber is multi-generational including mature timber stands. This is a multifaceted property and would make a great timber investment and/or recreational tract. Other investment possibilities include potential industrial use and commercial poultry use. The property is currently zoned A1 for poultry, however with large adjoining industrial tracts, there is potential for a rezone to industrial as well. The property has 700 ft of frontage on Emma Cooper Road with a good internal road system. Additionally, there is over 5,000ft of frontage on Fork Creek, as well as, 3,000ft of active CSX rail frontage. For more information or to schedule a showing, call Travis Ebbert @ (706) 614-8840.

**Travis Ebbert**

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

Phone: 706.549.5050

Mobile: 706.614.8840

Fax: 706.549.8909

Email:

tebbert@southernlandexchange.com



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Land Exchange**