



3476 LOWER SHELLMAN RD

\$495,000
20 ACRES



RANDOLPH COUNTY, GA

A peaceful country home awaits you on a serene 20-acre tract. This spacious **2,615 +/- sq. ft.** two-story residence boasts a large eat-in kitchen, formal dining room, living room, 4 bedrooms, 2 bathrooms with laundry area, a spacious 24' x 25' recreational room (with custom built-in cabinets & bookshelves), and an attached 2-car enclosed carport. This home has a new roof (2022) and a new Trane HVAC system (2020).

An additional small, self-contained 768 sq. ft. house sports a kitchenette, glass cooktop, microwave, refrigerator/freezer, laundry area, bedroom, bonus room & large living area. The kitchenette and living area have custom crafted heart of pine cabinets. The walls in the living area are the heart of pine from the 1880s.

Other buildings include a 672 sq. ft. brick building that can serve as a pool house and a 30' x 30' metal shop building. The property has three wells: a deep well built into the Clayton lime rock formation, a shallow well, and an irrigation well for the pecans capable of producing 250 gpm free discharge. The deep well and shallow well are tied together with a valve so that either well can provide water to the main house. This 20-acre property has approximately fifty 97-year-old producing pecan trees.



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