



A Full Service Real Estate Company

Commercial Division
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Farm For Sale

4222 Pearson Chapel Rd · Sparta, Hancock County, GA



**Shown by
Appointment**



Property Highlights:

- ◆ 342.92 acres (2 parcels) which includes:
 - ⇒ House on hill by pond (modular, 3B/2B, open floor plan)
 - ⇒ Cabin with fully kitchen & restroom
 - ⇒ 9-acre lake with catfish, bream & bass. Lake has siphon system and is fed by natural springs.
 - ⇒ 3 equipment sheds (located near cabin, house, & pond)
 - ⇒ Timber:
 - 25-30 year old scattered pines. Recently thinned in 2016.
 - 40 acres clear cut. To be burnt & replanted.
 - ⇒ Miles of cleared interior roads
 - ⇒ 2 creeks (Little Buffalo Creek & Mill Creek on property)
- ◆ ±1,475' paved road frontage on Pearson Chapel Rd
- ◆ Property taxes: \$2,888.03
- ◆ Conservation easement in place
- ◆ Turn key farm-includes equipment.
- ◆ Directions:
Located off Hwy 22 approximately 15 miles outside Milledgeville.
Turn right on Pearson Chapel Rd. Go 4.1 miles—property is on right with yellow gate.



Sale Price:
\$857,300

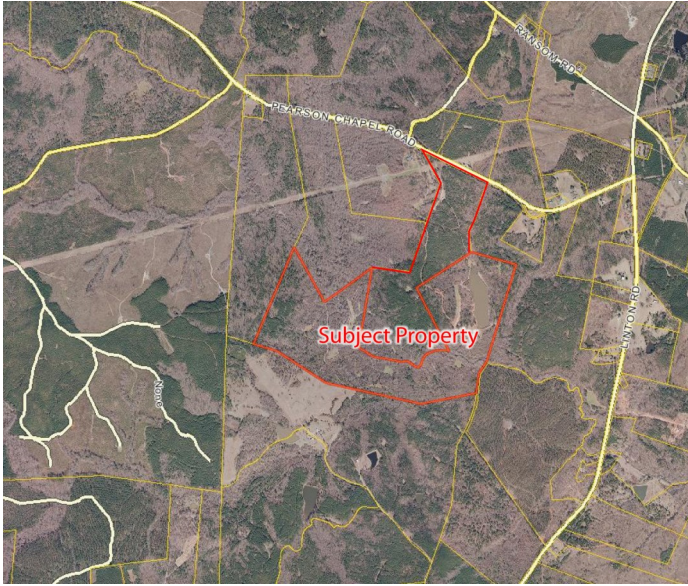
Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421

trip@fickling.com or patty@fickling.com

See detailed property information at www.Fickling.com

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