

114± Acres For Sale

340 Sparta Hwy NE
Milledgeville, GA 31061
Baldwin County



- Lot Size:** 114 ± Acres
Building Sizes: 3 BR/2½ BA House - 2,176 SF
Utilities: Total electric, septic, county water
Taxes: \$3,313.24 (2018)
Year Built: 1999
Topography: Rolling
Zoned: Conservation Easement 2024 (renewable)
Highlights:
- Convenient to Downtown Milledgeville (3 minutes), Georgia College & State University, Georgia Military College, and the Highway 441 corridor.
 - 3 AC pond stocked (catfish, bream, crappie & bass)
 - Creek borders property (South side)
 - \$100,000 in marketable timber (pines & hardwoods)
 - Tractor Shed
 - Great hunting with ample deer, turkey and more

~~**Sale Price: \$569,000**~~
Reduced Price: \$499,000

Shown by
Appointment Only

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Jim Fain - Re|Max United Alliance
478-997-6400 (O)
478-363-2145 (C)
tinajimfain@gmail.com

Patty Burns, CCIM, ALC
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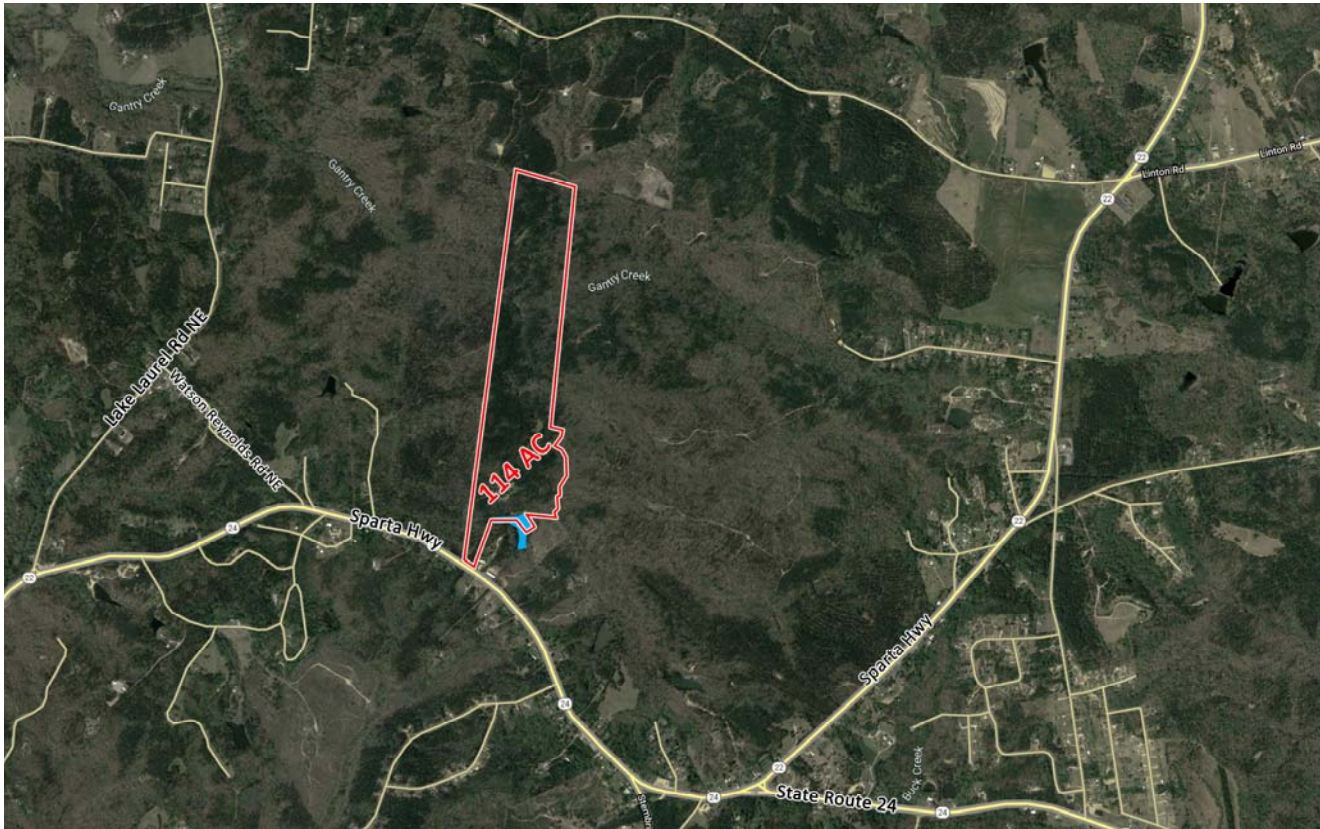
commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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 **FICKLING
& COMPANY**
A Full Service Real Estate Company
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- Home features great living space inside & out.
- Nice deck
- 2,176 SF
- Built 1999
- Hardwood Floors
- Vaulted Ceilings
- 3 Bedrooms, 2½ Baths
- Kitchen with Island
- Open Den with fireplace
- Breakfast Room
- Dining Room
- 2 car garage
- Total electric



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Interior of House



Kitchen



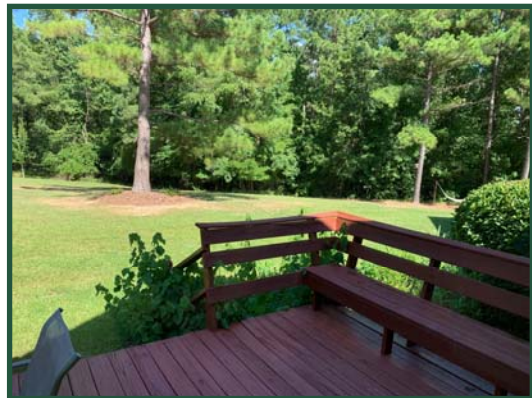
Dining Room



3± Acre Pond



114± Acres with Pond



114± Acres with Pond



144± Acres with Pond



3 BR/2½ BA House



114± Acres with Pond

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