

# Danielsville Farm

Southern  
Land Exchange



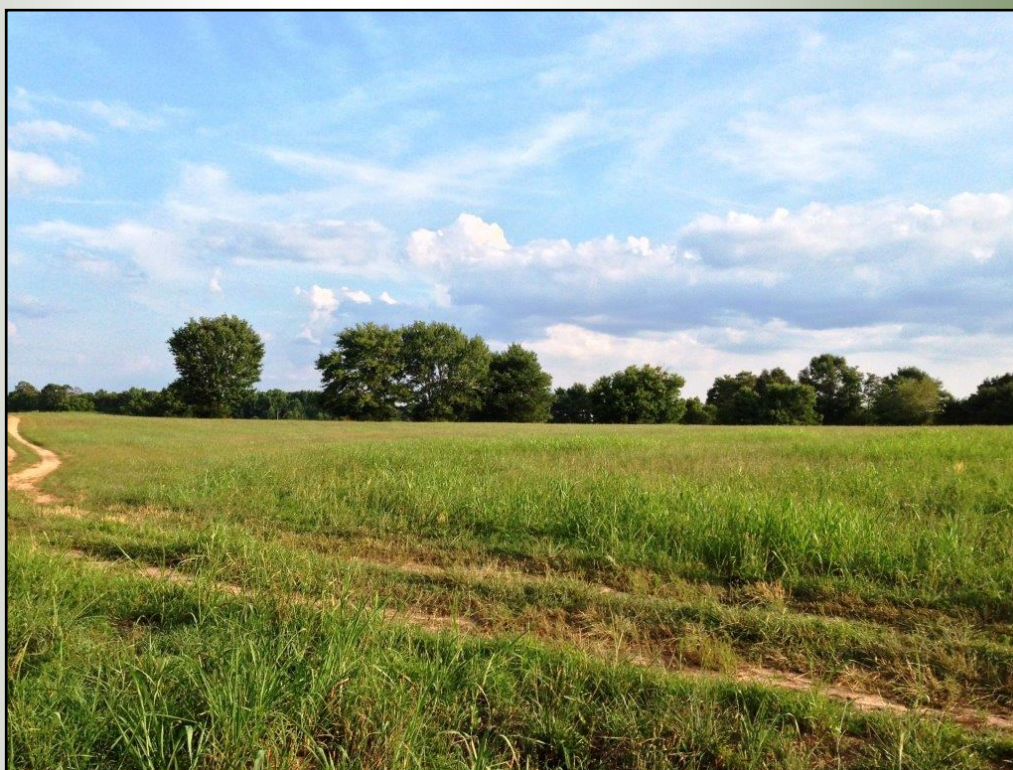
**Mark Costello**

*Agent*

1551 Jennings Mill Road  
Suite 1400 A  
Bogart, GA 30622

Phone: 706.549.5050  
Mobile: 706.207.5850  
Fax: 706.549.8909  
Email:  
mcostello@southernlandexchange.com

Offered for \$3,500 / Acre



38.65 Acres | Irvin Kirk Road | Madison County, GA | 30633

- Paved Road Frontage
- Creek Crosses the Property
- Great Farm Potential



The Danielsville Farm is located on a Paved Road just outside Danielsville, GA. The property is approximately 1/3 pasture and 2/3 wooded. It offers about 1 or 2 acres of planted Paulownia trees as well as 3 wells and electricity already run to the front and middle of the property. In addition county water is available at the road. This property was once truly loved for gardening and wood working. There are a couple of small barns and one with power that the owner used for his office and storage. There is an old garden area that could be reclaimed and a small creek crosses through the wooded area. This property will make someone a great farm!

[www.SouthernLandExchange.com](http://www.SouthernLandExchange.com)