

# GEORGE F. WILLIS, *Realty*

**ACREAGE**

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**COMMERCIAL**

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**INDUSTRIAL**

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**INVESTMENTS**

**www.gfwillis.com**



## FOR SALE

### LISTING AGENT:

**Ty D. Mitcham 770.846.7926**

**Raborn Taylor III 678.313.5090**

**SIZE: 52.215 + / - Acres**

**ZONED: A-1**

**PRICE: \$659,000 (\$12,620 / ac.)**

Fenced gentleman's farm with clubhouse, pond with dock, paved interior road system, underground power on property, and three board fencing along the road frontage. Club house offers a screened front porch, large gathering room with stone fireplace and bar area, downstairs has one bedroom, a bathroom, kitchen, and den. There is a well and power at the pond. Ideal property for weekend getaways, hunting, fishing, or hunting.

**ADDRESS: Townsend Teague Road**

**FLOOD PLAIN: No**

**CITY: Fairmount**

**MARKETABLE TIMBER: Yes**

**STATE: Georgia**

**DIVIDE: Yes**

**COUNTY: Bartow**

**ROAD FRONTAGE: 577.52'**

### UTILITIES:

**TOPOGRAPHY: Level & Rolling**

**WATER: No**

**ROAD TYPE: Paved**

**SEWAGE: No**

**OWNER FINANCING: No**

**ELECTRIC: Yes (Underground on Property)**

**GAS: No**

**"Faithful Cooperation Brings Mutual Success"**

Information Deemed Reliable but is Not Guaranteed



Pond with power, well, and dock



Clubhouse



Paved interior road system



View of road frontage at the gage



Gate & entrance to the property



View from back of clubhouse





Gathering Room with gas logs in the stone fireplace



Gathering Room



Bedroom



Kitchen



Bathroom



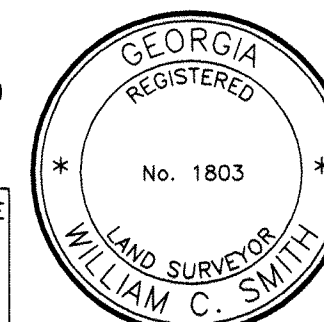
Den







TOTAL AREA =  
52.215 ACRES



MAG. NORTH

