



Flat Shoals Creek Retreat

Troup County, GA +/-17.44 Acres

2 Homes, Creek Frontage, Hardwood Trees

PRICE: \$459,500

LOCATION/ ACCESS: 1015 Adams Road, West Point in south Troup County, GA.
+/-656 ft. of Paved Road Frontage.

TRAVEL MILEAGE: West Point- 6 miles; LaGrange- 10 miles; Auburn/ Opelika, AL- 30 miles; Columbus, GA- 30 miles; Atlanta Airport- 70 miles; West Point Lake- 10 miles

IMPROVEMENTS: Main House- 2,430 sq. ft., 3BR/ 3.5BA; Log Cabin- 1,056 sq. ft., 2BR/ 2BA; Barn/ Workshop; Multipurpose Shed; Carport.

ADJACENT LAND USES: Recreation, Agriculture, Sparse Residential.

CURRENT USE FOR PROPERTY: Residential/ Recreation. History as a Bed and Breakfast.

ZONING/ SERVICES: Zoned 01- AGR. Electricity and Telephone services. Cellular telephone service. Two water wells and two septic tanks.

LAND COVER: Mainly covered in mature, hardwood timber. There is +/-1 acre in open, grass area near the homes. +/-925 ft. of frontage on Flat Shoals Creek.