



**COLDWELL
BANKER
COMMERCIAL**

KENNON, PARKER, DUNCAN &
DAVIS

FOR SALE

2083 POLE BRIDGE ROAD

Pine Mountain, GA 31822

AVAILABLE SPACE

118.45 Acres

ASKING PRICE

\$749,000

FEATURES

- A dream property!
- Perfect for horses!
- Well-managed!

AREA

Beautiful rolling and flat land on Hopewell Church Road in close proximity to Callaway Gardens. Farm/ranch is mixed with pastures and woodland, including a 2-acre pond and a creek.



OFFICE

Carson Cummings
706 256 1500
carson@kpdk.com

CBCWORLDWIDE.COM

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
KENNON, PARKER, DUNCAN & DAVIS
5670 Whitesville Road, Columbus, GA 31904
706.256.1500



SALE

2083 POLE BRIDGE ROAD
Pine Mountain, GA 31822



OFFERING SUMMARY

Sale Price: \$749,000

Lot Size: 118.45 Acres

Price / SF: \$0.15

PROPERTY OVERVIEW

Farm/ranch is mixed with pastures, woodland and 2-acre pond. Included are 2 horse barns, with one featuring 6 stalls, tack/feed room combo, wash rack with hot and cold water, hay loft and several paddocks. Other stable includes guest apartment, rental or work hand quarters. Miles of quality board fencing to handle goats, cattle, sheep, donkeys and horses. Guest apartment is move-in ready and has approximately 1,400 SF with 2 rooms and 2 baths. Great setup for a weekend farm/ranch retreat or full-time equestrian facilities with just a few additions. The price includes all structures. This is a well-managed property!

PROPERTY HIGHLIGHTS

- A dream property!
- Perfect for horses!
- Well-managed!

CBCWORLDWIDE.COM

Carson Cummings
706 256 1500
carson@kpdk.com



2083 POLE BRIDGE ROAD
Pine Mountain, GA 31822

SALE



CBCWORLDWIDE.COM

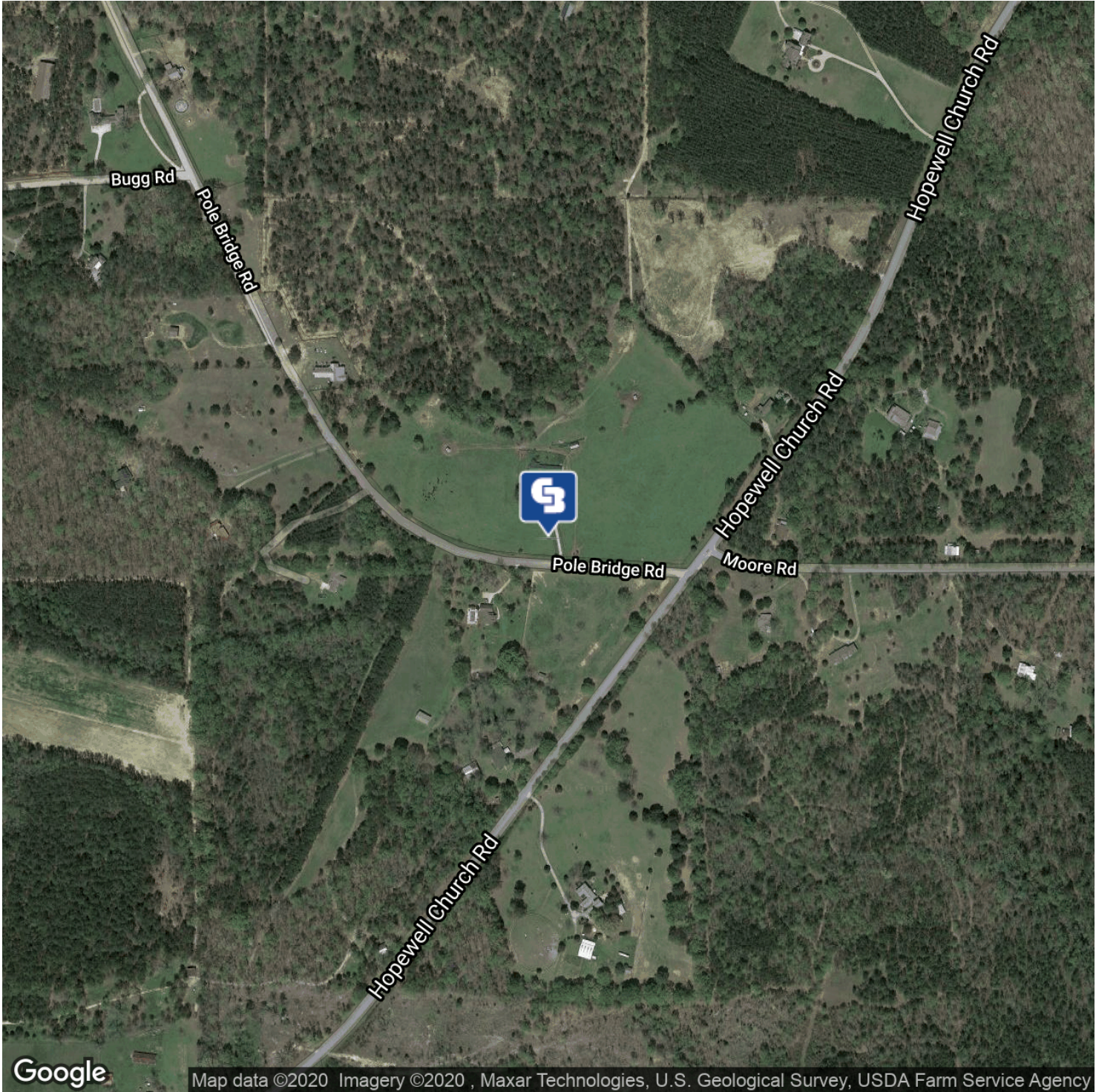
Carson Cummings
706 256 1500
carson@kpd.com



2083 POLE BRIDGE ROAD

Pine Mountain, GA 31822

SALE



CBCWORLDWIDE.COM

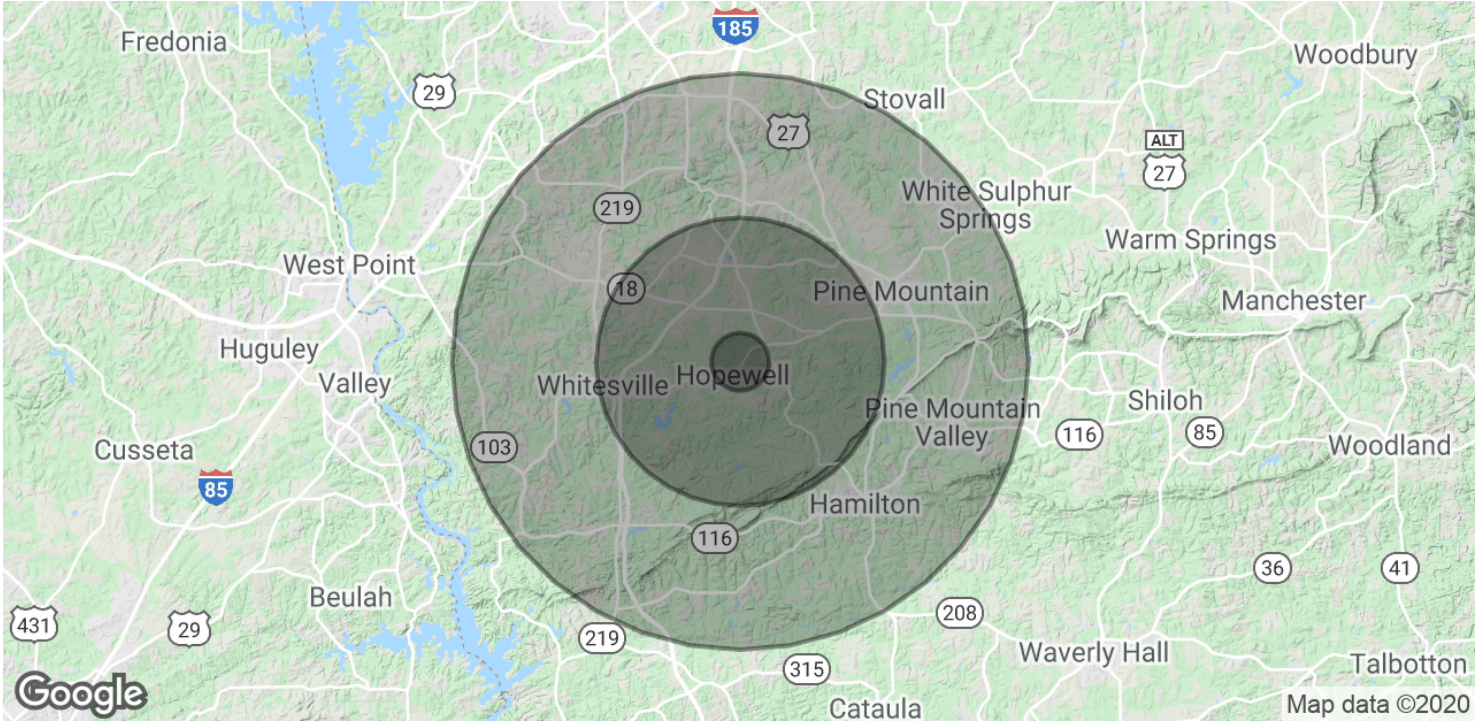
Carson Cummings
706 256 1500
carson@kpd.com



2083 POLE BRIDGE ROAD

Pine Mountain, GA 31822

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	124	3,414	18,632
Average age	47.8	44.7	41.2
Average age (Male)	46.8	43.8	39.7
Average age (Female)	48.3	45.1	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	50	1,307	6,728
# of persons per HH	2.5	2.6	2.8
Average HH income	\$67,740	\$72,092	\$70,292
Average house value		\$175,476	\$165,287

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Carson Cummings
706 256 1500
carson@kpd.com