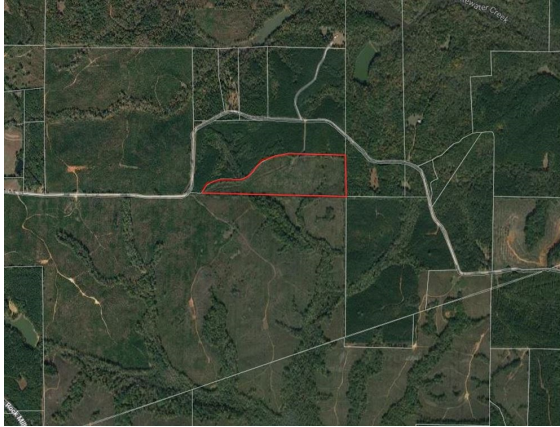


Acreage & Farms



| | | | |
|-----------------------|------------------------------|-----------------------|------------|
| Listing # | 8958252 | List Price | \$124,800 |
| Property Type | Acreage & Farm | Status | New |
| Address | 2999 Liberty Hill-Glenn Road | Unit/Lot | |
| City | Franklin | Zip | 30217-7106 |
| County | Heard | State | GA |
| List Date | 4/9/2021 | Area | HRD1 |
| On Market Date | | Original Price | \$124,800 |
| Expire Date | 10/9/2021 | DOM | 0 |
| | | | |
| | | | |

| | | | | | | | |
|----------------------|---|-----------------------|--|----------------------|--|-----------------------|--|
| Bedrooms | 0 | House Rented | | Total Rooms | | House Separate | |
| Baths Full | | Baths Half | | Separate Loan | | House Value | |
| Floors | | Acres w/ House | | Garage Spaces | | Farm w/ House | |
| Carport Space | | House Livable | | Basement AF | | | |

| | | | | | |
|--------------------|--------------|----------------------|--------------|--------------------|--------------|
| Elem School | Heard County | Middle School | Heard County | High School | Heard County |
| ES Bus | | MS Bus | | HS Bus | |

| | | | | | |
|------------------|-------------|------------------|----------|-------------------|--------------|
| Tax ID | 0025 0025 | Taxes | \$162.00 | Tax Year | 2020 |
| Plat Book | 4 | Deed Book | 414 | Year Built | 0 |
| Plat Page | 190 | Deed Page | 557 | Land Lot | |
| Sec | Unit | District | | Lot | Block |

| | | | | | |
|-----------------------|---------------|-------------------------|--|-------------------------|--|
| Acreage | 39.000 | Acres Lake | | Acres Open | |
| Acreage Source | Public Record | Acres Pasture | | Acres Cultivated | |
| Acres Wooded | 38 | Acres Dimensions | | | |

| | | | |
|---------------------------|--------------------------------|---------------------------|--------------------------|
| List Agent | Chris Rentz | List Agent 2 | |
| List Agent ID | RENTZROBERT | LA 2 ID | |
| List Agent License | 349167 | LA2 License | |
| List Agent Phone | Phone: 4047027193 | LA 2 Phone | |
| List Agent Email | crentz@pioneer-residential.com | LA 2 Email | |
| List Office | Pioneer Residential | List Office E-Mail | kyle@gablerealestate.net |
| List Office ID | GREC01 | List Office Phone | Office: 6782638507 |
| List Office Lic | 63327 | | |

| | |
|---------------------------------|---|
| BuyerAgencyCompensation | 3.50 |
| BuyerAgencyCompType | % |
| Variable Rate Commission | No |
| Date of Possession | At Closing |
| Showing Instructions | Call Agent Only, Lockbox Non-GAMLS Compat |

| | |
|----------------------------|-------------------------|
| List Agreement Type | Exclusive Right To Sell |
| Owner Name | |
| Owner Phone | |

ER 1 Source
ER 2 Source

ER 1 ID
ER 2 ID

Information deemed reliable but not guaranteed.

Address 2999 Liberty Hill-Glenn Road

Listing # 8958252

Beef/Cattle Farm
Acreage Pasture
Herd Capacity

Barn Stalls
Pasture Fenced

Feed Shed
Water In Pasture

Dairy Farm
Acres Pasture
Dairy Milk

Dairy Barn Stalls
Pasture Fenced

Herd Capacity
Water In Pasture

Poultry Farm
Annual Expenses
Annual Income

Poultry House
Poultry House Size

Total Capacity

Horse Farm
Acreage Pasture
Riding Acreage
Water In Pasture

Barn Stalls
Stable Separate

Herd Capacity
Stable Stalls

Swine Farm
Auto Feed
Pasture

Farm House

Herd Capacity
Hog Shed

Tree Farm
Christmas Tree
Orchard

Pine Tree
Pulp

35

Hardwoods
Year Tree Cut

Truck Farm
Annual Income
Process House

Cultivated

Irrigation
Tax Year Return

Topography Gentle Rolling, Stream Creek
Utilities Available Electricity, Septic, Well

Access Dirt Road, Easement, Gravel
Zoning Agricultural/Residential
Documents Legal Description, Plat Map

Address 2999 Liberty Hill-Glenn Road

Listing # 8958252

Remarks

The Opportunity is zoned A, Agriculture in Heard County. The Property is currently used as a timber tract. Roughly 35 acres are in planted loblolly pine. Said trees were planted 7 years ago. There are multiple spring fed streams on the site. The topography is varying with areas of level contours. The tract is accessible through an ingress/egress easement that measures 625'. The Site is suitable for single family development, recreational use (a lot of game trails noted at property walk), or continued operation as a timber investment.

Private Remarks

Office Remarks

*All utility and zoning is subject to independent purchaser verification * The property is in a Conservation Use Agreement with Heard County- expires 2024 * Docs available in Paragon

Private URL

Directions

From GA-34 W/ lagrange St turn left onto Glenn Rd- Turn left onto Liberty Hill Glenn Rd- Destination will be on the right. Sign is on site.

Closed Date

Sales Price

Sellers Contribution

Off Market Date

Due Diligence

Financing Type

Selling Office

Selling Office Lic

Selling Agent