

# UNION HILL FARMHOUSE

*PELHAM, GA | GRADY COUNTY*

46 ± AC





## SPECIFICATIONS & FEATURES

**Acreage:** 46 ± AC

**Sale Price:** \$319,000

**Price per Acre:** \$6,934

**Site Address:** 1685 Union Hill Rd, Pelham, GA,  
31779

**County:** Grady

**Road Frontage:** Frontage on Union Hill Rd

**Predominant Soil Types:** Tifton, Osier, and Bibb

**Uplands/Wetlands:** 91% Uplands

**Irrigation/Wells:** Residential well

**Water Source & Utilities:** Power and water located  
at house

**Water Features:** Pond

**Potential Recreational Uses:** Hunting, tree farm,  
orchard, farming, and livestock

**Game Populations:** Deer, turkey, and dove

### **Structures:**

- Home (1984)
- 2 car parking pavilion
- Storage barn

**Fencing:** None

**Zoning:** Ag

**Current Use:** Agriculture

### **General Points of Interest:**

- Quaint Farmhouse with great farmland!
- Open farmland in cultivation!
- Land can be converted to tree farm or pasture!

**Land Cover:** Open field and hardwood creek  
bottom

**Income Features:** Farm lease

The Union Hill Farmhouse is a quaint property located in a farming community between Thomasville and Pelham, Georgia. The land features rolling hills and good soils that are currently used for crop production. These well-draining soils can be converted to pine plantations, fruit orchards, or pecans. The east branch of Barnette's Creek flows through the north end of the property, where natural hardwoods provide excellent deer habitat for hunting. The southern property line divides a two-acre pond and offers excellent access for fishing.

The home is 1,804 SF and features three bedrooms and two full bathrooms with central heat and air. The foundation is a masonry-built crawlspace with a moisture barrier, and the new roof is galvanized metal. There are multiple storage buildings, including a garage with covered parking and a separate two-story utility barn. The property is set up perfectly as a farmstead.





# LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 00760021

**GPS Location:** 31.06579, -84.13037

**Driving Directions:**

- Take US-19 North
- Turn left on GA-3
- Turn right on Church St.
- Turn left on County Line Rd.
- Turn left on Union Hill Rd.

**Showing Instructions:** Contact the listing advisor, Bryant Peace, 229.726.9088.





1723 Bartow Rd | Lakeland, Florida 33801

**46 ± AC • Quaint farmhouse with great farmland!**  
Open farmland in cultivation!  
Land can be converted to tree farm or pasture!

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **Union Hill**

Bryant Peace, 229.726.9088 | [bryant.peace@svn.com](mailto:bryant.peace@svn.com)



**HEADQUARTERS**  
1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

**NORTH FLORIDA**  
356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**  
125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

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