

FOR SALE

1755 Coon Pond Road Newton , GA 39870

NAI TALCOR



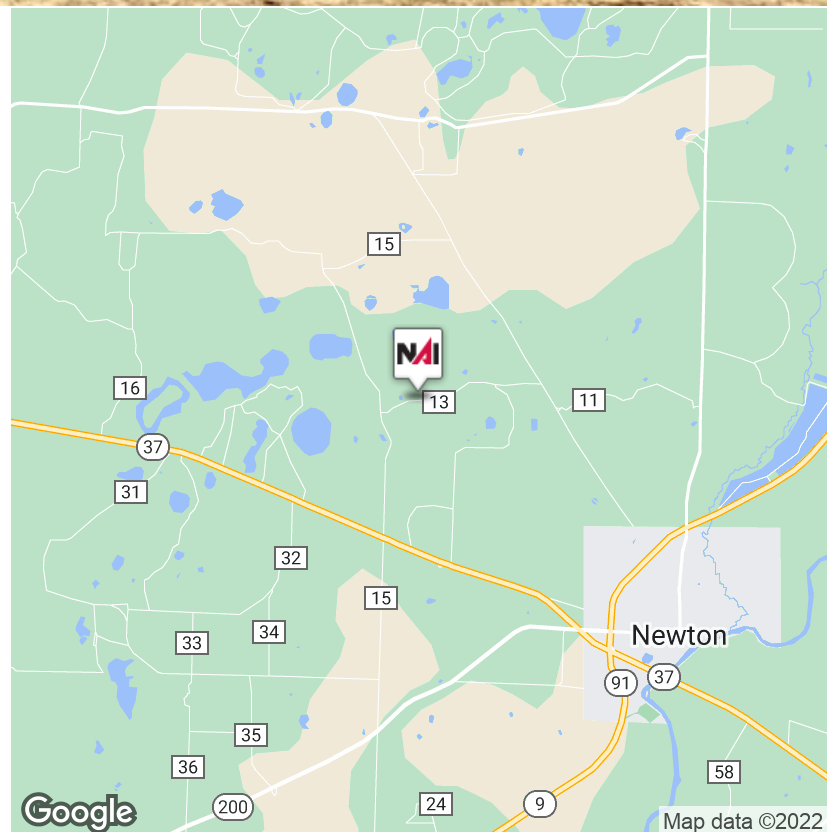
LAND | 174.9 Acres

The property consists of 174.9 acres with a 2318 sqft 3br/2.5 bath single family residence, a 720 sqft storage/workshop, 60+/- acres of a mixture of woodlands and pasture, and 115 acres+/- of Coon Pond.

Coon Pond historically has some level of water throughout but due to the prolonged drought, the majority is dry at this time. Excellent area to plant food plots for the deer and turkey. Great recreational property.

- 2318 SF 3 bedroom 2.5 bath home with new roof
- New heating and AC unit
- Detached 750 SF storage and workshop.
- Prime deer and turkey hunting with 115 acres of Coon Pond
- Ample yard area and large property surrounding the subject property.
- Fully fenced-in backyard with 3 double gates for truck/ trailer entry

Sale Price: \$515,000



Brian Proctor
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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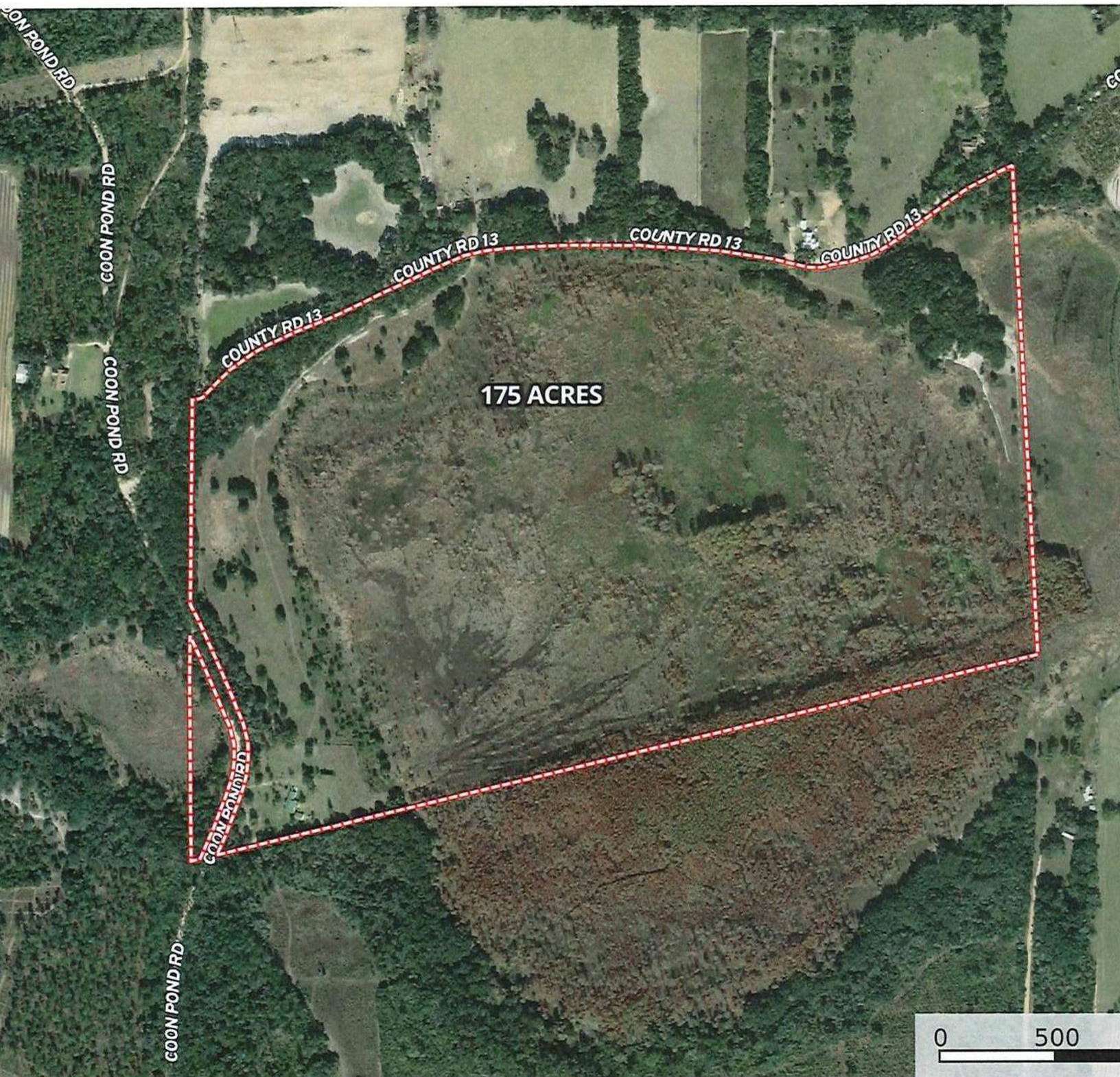
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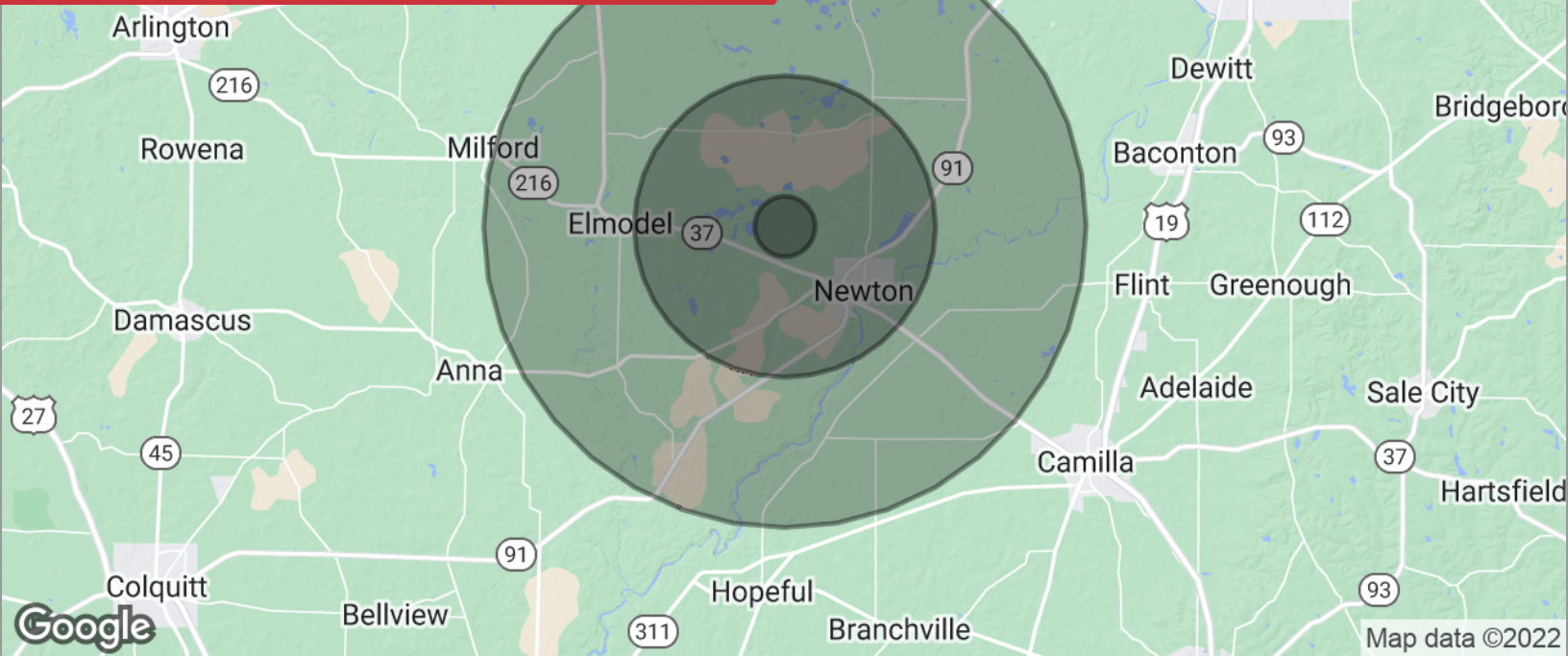
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	28	902	4,497
Median age	49.8	46.1	42.9
Median age (male)	46.6	44.4	39.9
Median age (Female)	55.5	49.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	18	524	2,202
# of persons per HH	1.6	1.7	2.0
Average HH income	\$36,257	\$41,129	\$47,272
Average house value	\$79,530	\$97,337	\$107,147

* Demographic data derived from 2020 ACS - US Census