

Misty Meadows Horse Farm



+/- 15.43 Acres | 836 Hog Mountain Road | Barrow County, GA | 30680

Southern Land Exchange is proud to present Misty Meadows Horse Farm. Misty Meadows was a family-owned business that operated for over 20 years. The property was first purchased in the 1990s and now for the first time in over 25 years, the family is prepared to hand over the reins. Made up mostly of improved pasture, fenced and cross-fenced, this farm is a horse lover's dream. The property is 15.43 acres of split pasture and woods with 10 acres open and 5 acres wooded. The wooded acreage lays well and is made up primarily of mature hardwoods. Misty Meadows is virtually turn-key for a private horse farm or a commercial horse business. To list a few features, Misty Meadows comes with four (4) individually fenced pastures, a riding arena, a 10-stall barn, an enclosed garage with an elevated loft area, a 2-bed 2-bath attached apartment, and a small shop/office on a separate concrete pad. The property is on City water and there are two outdoor farm faucets for easy water access to the pastures. The large, insulated barn is in good condition and comes with ten (10) 12X12 stalls, a 12X12 hot/cold wash rack, a 12X12 tack room, a concrete foundation, and anti-freeze water piping for the barn and the pastures. The attached apartment needs some work, but it is a great bonus to the property. The apartment could serve as a temporary living space for a buyer looking to build a primary residence or would be perfect for a farmhand to utilize and live on-site. The shop/office is in decent condition and comes equipped with two outdoor stalls and electricity. The property is located only 3 miles from Wind-er, 3.5 miles from Bethlehem, 5.5 miles from Statham, 25 minutes from Watkinsville and Athens, and an hour from Atlanta. With easy access to Hwy 316, located less than 2 miles away, the location is perfect for anyone who has to commute for work or business. For more information or to set up a showing, please contact Travis Ebbert with Southern Land Exchange at (706) 614-8840.

Travis Ebbert

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

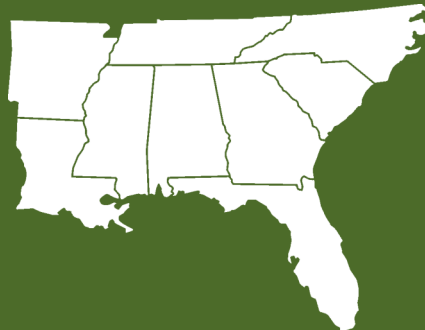
Phone: 706.549.5050

Mobile: 706.614.8840

Fax: 706.549.8909

Email:

tebbert@southernlandexchange.com



**Southern
Land Exchange**