

Coosa Office Tract

Southern
Land Exchange



Kenneth Gibson
Agent

1551 Jennings Mill Road
Suite 1400 A
Watkinsville GA 30677

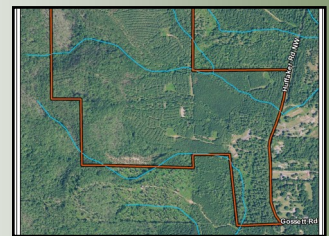
Phone: 706.549.5050
Mobile: (770).324.2648
Fax: 706.549.8909
Email:
kgibson@southernlandexchange.com

Offered for \$4,250 per Acre



257.01 Acres | 4546 Huffaker Road | Floyd County, GA | 30165

- Mature Timber
- Ideal Residential & Hunting Land
- H-1 & A-1 Zoning
- Has Office and Additional Structures
- Great Location



Located 7.5 miles west of Rome this well managed tract of land offers hunting/recreational opportunities as well as commercial/residential possibilities. This property has mature, well managed timber stands that include pine and natural hardwood. There is 0.50 miles frontage on Huffaker Road. 40 acres have H-1 zoning and 217 acres have A-1 zoning. The property is 0.80 miles north of GA HWY 20 in Coosa and is strategically located near International Paper's and Ga. Pacific's mill sites as well as Ga. Power's Plant Hammond. The Industrial zoning is perfect for support industries for these facilities. All of these features create a unique investment opportunity.

www.SouthernLandExchange.com