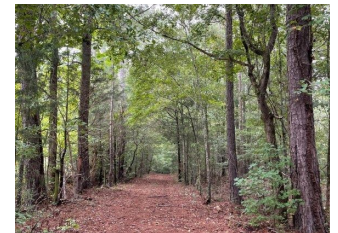


# Gap Creek Farm



Offered for \$695,000

+/- 58.1 Acres | 1290 Binford Road | Morgan County, GA | 30056

Gap Creek Farm on Binford Road in Morgan County is a turn-key farm ready for you to make your own. The property consists of a 36x36 pole barn, 58x54 hay barn with 200-amp service, a 25x33ft 3-bay garage with power and concrete floor, a 12x16 storage shed, a 140-foot drilled well producing 12+/- gal/min, a septic tank with top access and a 3/4 acre garden area with a deer exclusion fence around it. All you need to do is come pick your homesite and start building. If hunting and recreation is your goal, you will love the incredible mature hardwood/pine mix, including Pecan and Walnut, with a great internal road system. There are about 3000 feet along the impressive Gap Creek with open areas for all the wildlife Georgia has to offer. In addition, there are some nice food plots, one with an old sharecropper homesite complete with an old chimney and about 8 acres of open fields with some fencing in place. This property has approximately 500 feet of road frontage with a black board fence and minimal covenants to ensure the beauty and aesthetics of the area. If you have been looking for the perfect property, then call me to take a look! Mark Costello 706-207-5850

**Mark Costello**

Listing Broker

1551 Jennings Mill Rd. Suite 1400A

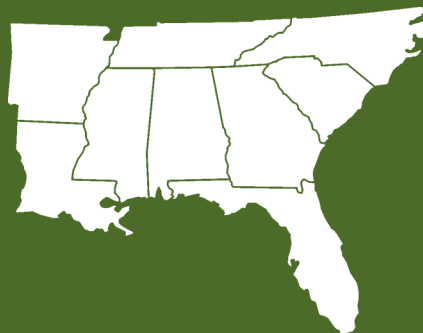
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**Southern  
Land Exchange**