

# Oglethorpe County Farm



+/- 70.71 Acres | 1303 Athens Road | Oglethorpe County, GA | 30630

REDUCED!! Perfectly located just outside the city limits of Crawford and 15 miles to downtown Athens. This farm is 70 acres with a nice creek and about 26+/- acres of open land that is fenced and cross fenced for livestock. There are four operational 40 x 500 broiler houses located on the property. The new owner can bring their own contract or contact Harrison Poultry to see if they will approve you. In addition to the open land there is a creek that crosses through the property with an old 5 +/- acre lakebed that, once repaired, will be an incredible addition to this property. Just across the creek is a beautiful, mature hardwood hillside that is home to some trophy wildlife. A 3-bedroom 3 full bath home is situated nicely on the property with a covered porch that has some of the best breezes as you sit and sip a drink after a day on the farm. The master is located on the main level with two nice-sized bedrooms and a full bath on the upper level. The third full bath is located outside so that you can clean up after a hard day's work. This home will be sold mostly furnished as well as including most of the equipment needed to operate the farm.

**Mark Costello**

Listing Broker

1551 Jennings Mill Rd. Suite 1400A

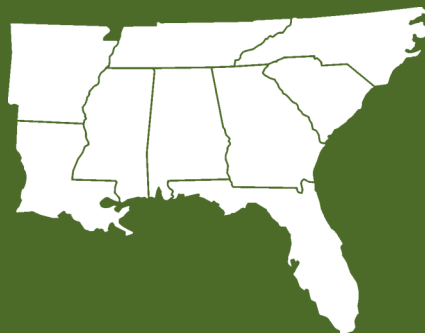
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