

Bluestem Farm



Offered for \$ 599,000

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

Looking for the perfect piece of property in Morgan County? Your search is over at Bluestem Farm on Binford Road. This 58-acre parcel is ideally located about 18 minutes from downtown Madison. The property offers everything you could want for a home or recreation including 8 acres of pasture/open land, 50 wooded acres, and 3200 feet of frontage along a bold creek (Gap Creek). Existing infrastructure includes a 36x36 pole barn, 58x54 hay barn with 200-amp electrical service and 120-volt outlet for a camper, a 25x33ft, 3-bay garage with power and concrete floor, a 12x16 storage shed, a drilled well producing 10+/- gal/min, a septic tank with top access, fiber optic cable, and a 0.7-acre garden area with a deer exclusion fence. If hunting and recreation are your goals, you will love the incredible mature hardwood/pine mix, including pecan and walnut. An extensive internal road system allows access to all parts of the property including Gap Creek, some nice areas for food plots, and a wet-weather duck swamp. This parcel has over 500 feet of road frontage with a four-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

Phone: 706.549.5050

Mobile: 706.207.5850

Fax: 706.549.8909

Email:

mcostello@southernlandexchange.com



**Southern
Land Exchange**