Farmington Farm Tract









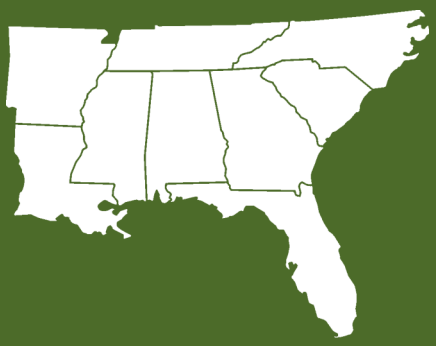
Offered for $1,450,000

19.59 Acres | 3471 Macon Highway | Oconee County, GA | 30677

Southern Land Exchange is proud to present Farmington Farm Tract. The property consists of a fully renovated all brick ranch home on 19.59 acres. Additional structures include a 20x64 shop with five overhead doors and a tiny home that overlooks a 1 acre stocked pond. The property lies inside Farmington city limits and is conveniently located only 10 minutes from Watkinsville and 20 minutes from Madison, GA. A unique feature is the property has multiple zoning classifications. The majority of the property is zoned AR, however, the acreage that fronts Macon Hwy is zoned B-2 and R3. There is approx. 500 feet of frontage on Macon Hwy. The subject property is a deep tract with the westernmost boundary line over 2,000 feet off the hwy. With the pond and being mostly wooded, the property is great for recreational activities. The property backs up to a large family estate consisting of over 1,700 acres, insulating the property from future development and making it great for wildlife management. Come build your dream home overlooking the pond and use the other structures for family needs or rental income. Call Travis Ebbert at 706-614-8840 for more information.

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