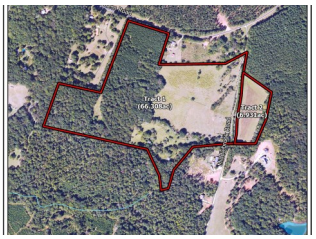
Middlebrooks Rd Farm

Tract 1









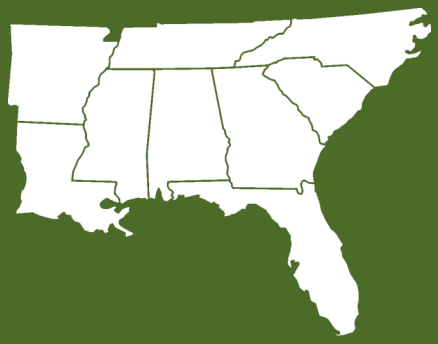
Offered for $25,500 / Ac

66.3 Acres | 1160 Middlebrooks Road | Watkinsville, GA | 30677

Owner will subdivide!!! Southern Land Exchange is proud to present Middlebrooks Farm Tract 1 in Oconee County! This amazing 66-acre property is a mix of open and wooded acreage featuring beautiful rolling pastures (+/- 25 ac), as well as, mature hardwoods (+/- 30 ac) and pines (+/- 10 ac). The property has both paved and dirt road frontage with approximately 560ft on Old Salem Road and 1,200ft on Middlebrooks Road. The property is already approved for subdividing into four (4) parcels! This provides an amazing opportunity for anyone looking to build multiple houses, a family compound or homesteading community and the list goes on. Bring your horses and cows and come enjoy the farm life! The property has a long history of farming, used for commercial poultry in the 1970's and as a cattle farm in recent years. The property underwent extensive clean up and is now the perfect blank canvas waiting for someone to bring their vision to life! The topography is excellent and is between level and rolling! This is one of those properties that when you see it, you will fall in love with it. Is 66 acres too big? You may be in luck...the owner is willing to subdivide, plus, ask me about Tract 2 (+/- 7 acres) which is also available. If you do the math, that's up to +/- 73 acres and 5 individual parcels! Call Travis Ebbert for your private tour!

Travis Ebbert
Listing Agent

1551 Jennings Mill Rd. Suite 1400A
Watkinsville, GA 30677
Phone: 706.549.5050
Mobile: 706.614.8840
Fax: 706.549.8909



Southern
Land Exchange