Middlebrooks Rd Farm

Tract 2









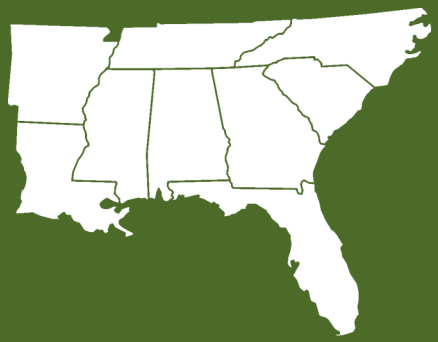
Offered for $318,000

6.93 Acres | 0 Middlebrooks Road | Watkinsville, GA | 30677

Southern Land Exchange is proud to present Middlebrooks Farm Tract 2 in Oconee County! This amazing 7-acre property is a beautiful hay field surrounded by mature trees along the boundary line creating excellent privacy. The property has dirt road frontage with approximately 1,000 ft on Middlebrooks Road. Bring your horses and cows and come enjoy the farm life! The property has a long history of farming and is now the perfect blank canvas waiting for someone to bring their vision to life! The topography is excellent and might even venture to say "flat as a pancake"! This is one of those properties that when you see it, you will fall in love with it. Looking for more than 7 acres? You may be in luck...ask me about Tract 1 (+/- 66 acres) which is also available. 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. If you do the math, that's up to +/- 73 acres and 5 individual parcels! Call Travis Ebbert for your private tour!

Travis Ebbert
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