



# CANDLER

## REAL ESTATE

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Carey Ford Rd | Danielsville, GA 30633

**MARGARET GAINES**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**



# 24+/- ACRES LAND FOR SALE MADISON COUNTY

Carey Ford Rd, Danielsville, GA 30633



## Property Description

24.17-acre tract in the desirable Shiloh community of Madison County. Zoned A-1 with approx. 4 acres of pasture and the balance in mostly mature hardwoods, thinned in 2019 to promote healthy growth and land usability. A year-round creek crosses the property horizontally near the two-thirds mark, offering a scenic natural feature and potential for wildlife habitat. Gently rolling topography with multiple potential homesites. Over 900 feet of paved road frontage on Carey Ford Road. Property is enrolled in the 10-year Conservation Use Program (CUVA) through 2030, offering reduced property taxes. No covenants or HOA. Ideal for a private estate, mini-farm, or recreational use.

## Property Highlights

- Zoned A1
- 24.17 acres
- 4 acres pasture

## Offering Summary

Sale Price:	\$15,750 / acre
Lot Size:	24.17 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	14	78
Total Population	16	36	194
Average HH Income	\$80,085	\$80,085	\$80,079

## Presented By:

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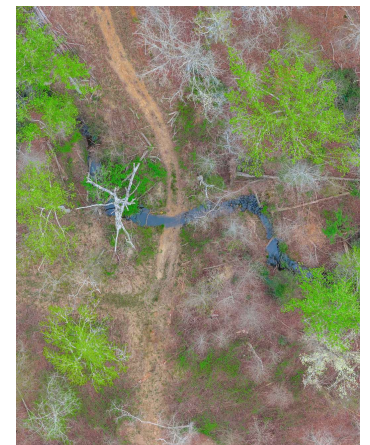
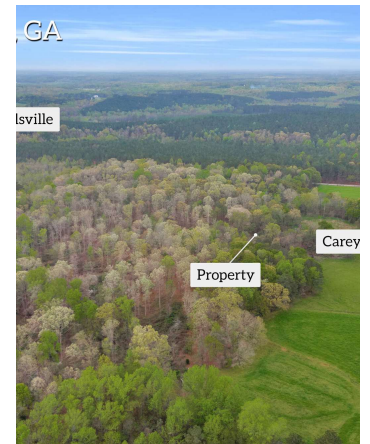
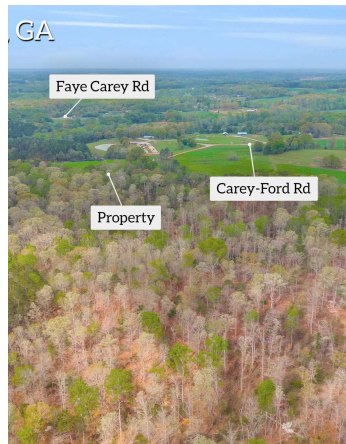
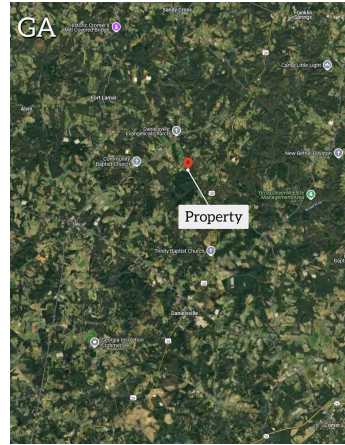
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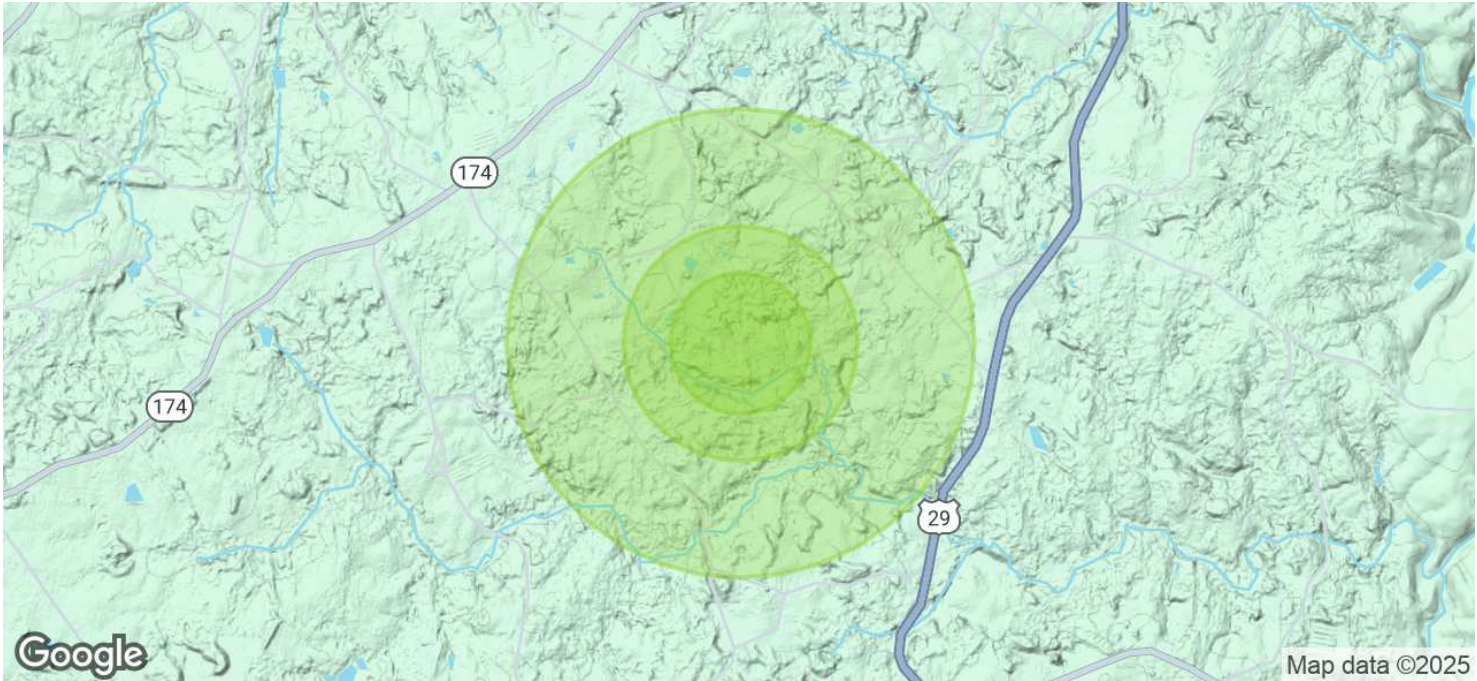


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# 24+/- ACRES LAND FOR SALE MADISON COUNTY

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	16	36	194
Average Age	44	44	44
Average Age (Male)	44	44	44
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	14	78
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$80,085	\$80,085	\$80,079
Average House Value	\$284,929	\$284,929	\$280,574

Demographics data derived from AlphaMap

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