

72.107-Acres, Madison County



PRICE: \$735,000

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PROPERTY DESCRIPTION

72.107-acres of beautiful rolling farm, recreational, homesite, or future development land split amongst five (5) parcels. 64.789-acres identified as A1 Zoning in the county of Madison, with four (4) separate B (Business) zoned parcels totaling 7.318-acres sitting along the Hwy 72 road frontage with multiple ingress-egress on-ramps. All utilities provided except for sewer. Approximately +/-35-acres of farmland planted in row crops with +/- 37-acres in planted or natural growth timber. This property contains a creek that runs along the North and Northwest property line.

LOCATION DESCRIPTION

Located in Madison County, GA, along Hwy 72 West halfway between Hull and Colbert. Nestled just 9 miles from Athens, this tract of land offers the perfect blend of convenience and tranquility. Close enough to enjoy all the amenities and excitement the city has to offer, yet far enough to escape into the peace and quiet of small-town life. Embrace the serenity of nature without sacrificing the modern comforts and vibrant lifestyle of the city, all within a short drive.

SUMMARY

- Acres:** 72.107
- County:** Madison
- Zoning:** A1 & B
- Frontage:** +/- 1,130 FT.
- Access:** Multiple (3); On-Ramps
- Utilities:** All available except for sewer
- Features:** Internal Road System; Creek; Farmland; Timber





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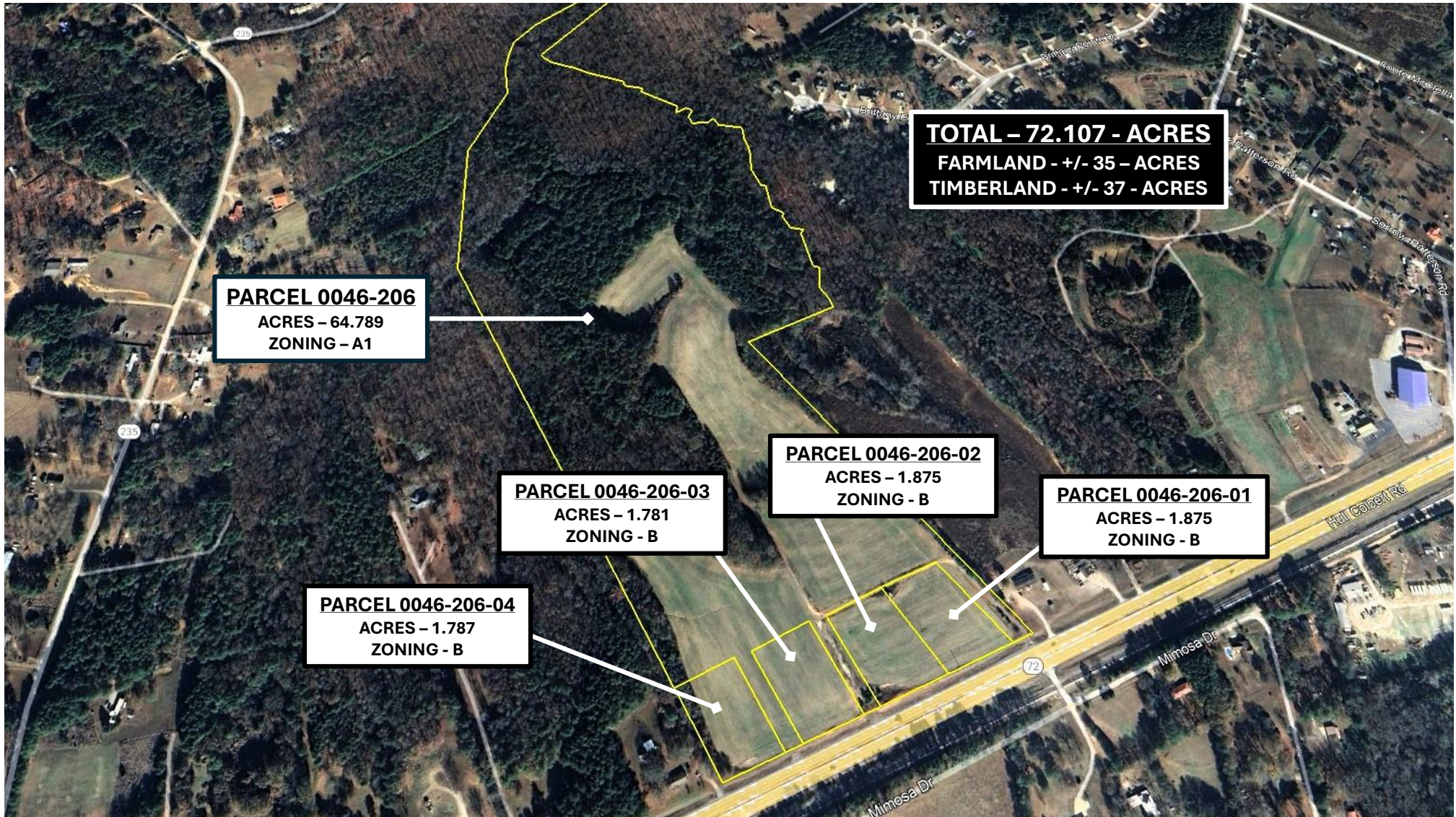
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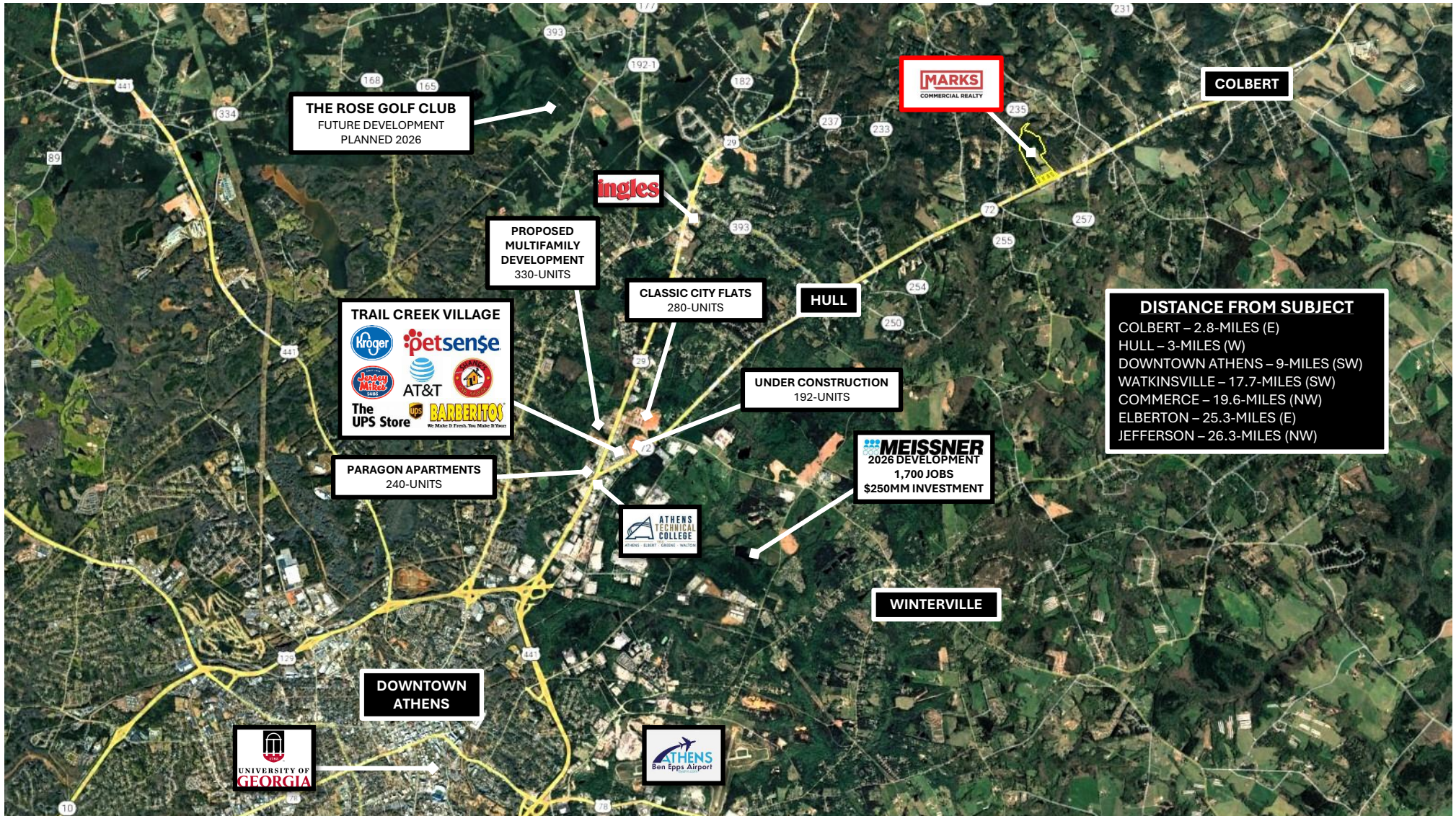
ROAD SYSTEM & ACCESS



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