

2911 A Sandy Creek Road  
Madison  
Offered at \$449,900

- 13.75 Acres
- ~450 ft paved road frontage
- Fully fenced w/ electric & horse fencing
- Deep well + public water/sewer available
- Furnished mobile office w/ bathroom
- 250-yard shooting range (expandable!)



#### Incredible North Morgan County Property – Mini Farm, Homesite, or Investment

Located minutes from Rutledge, Madison, and Buckhead with easy access to I-20, Hwy 129, and Hwy 278 — and near the upcoming Rivian plant. This fully fenced property offers ~450 ft of road frontage on Sandy Creek Rd, a 600-ft well (50 GPM), and available public water/sewer.

Improvements include a furnished, wheelchair-accessible double-wide office with hardwood floors, bathroom, electric service, and solar fencing power. Also features a covered pavilion and a 250-yard shooting range (expandable to 450 yards), formerly used for law enforcement training. A herd of deer frequently passes through the property.

Additional trailers, campers, and equipment available for purchase.

Convenient to Athens (25 min), Watkinsville/Wire Park (15 min), Madison (10 min), and Monroe (20 min).

**Call Mark Costello at 706-207-5850 for a private tour.**



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All measurements and figures are approximate. Source of information is deemed reliable, but not verified.

