

1303 Athens
Crawford
Offered at \$1,195,000

- 70.71 Acres
- 30+/- Acres Fenced and cross-fenced
- old 5+/- acre lake bed
- 30+/- acres Mature hardwood
- Creek crosses through property
- Potential development
- All utilities available



Prime 70-Acre Farm Just Outside Crawford - Only 15 Miles to Athens! This versatile 70-acre farm is perfectly located just beyond the Crawford city limits and a short drive to downtown Athens. Featuring 30+/- acres of open, fenced, and cross-fenced pastureland, this property is well-suited for livestock and agricultural ventures. A scenic creek meanders through the land, leading to an old 5+/- acre lakebed-a prime restoration opportunity that would be a stunning addition. Beyond the creek, a beautiful hardwood hillside is home to trophy wildlife, making this property ideal for both farming and recreation. Four operational 40' x 500' broiler houses sit on the property but are currently not in production. They will require upgrades, and the new owner will need to secure their own contract. There are fenced and cross fenced pastures currently used for grazing cattle and sheep. A charming 3-bedroom, 3-bath home is perfectly positioned on the property. The master suite is on the main level, with two additional bedrooms and a full bath upstairs. A third full bath is conveniently located outside, allowing for easy cleanup after a hard day's work. Beyond farming, this property presents exceptional investment potential. With county water, sewer, and natural gas available, it is well-suited for a subdivision or conservation subdivision, allowing for greater development density. Additional income-producing homes with road frontage may also be available for purchase. Don't miss this unique opportunity! Call Mark Costello for a private showing: 706-207-5850 .

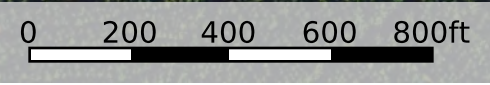


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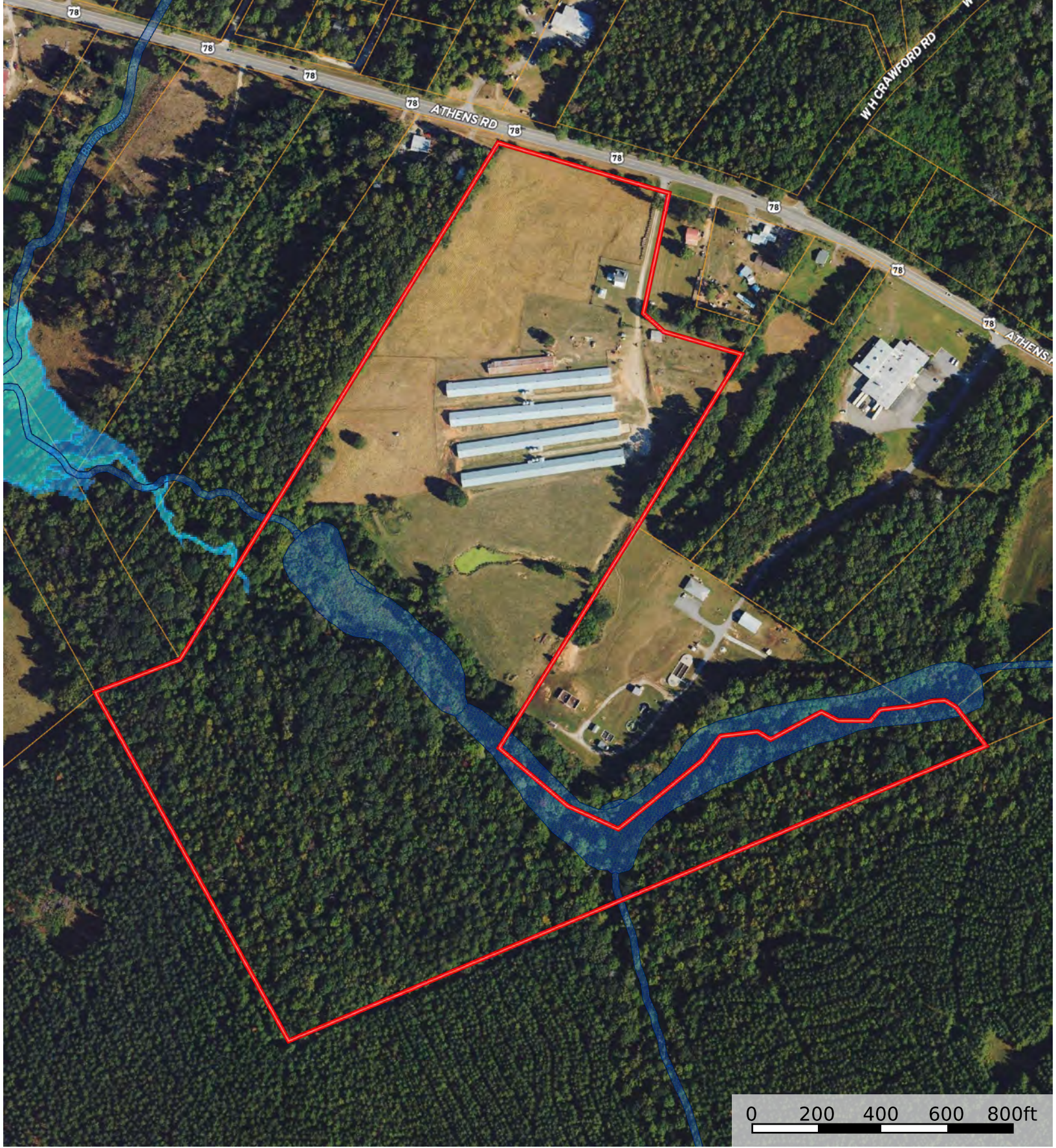


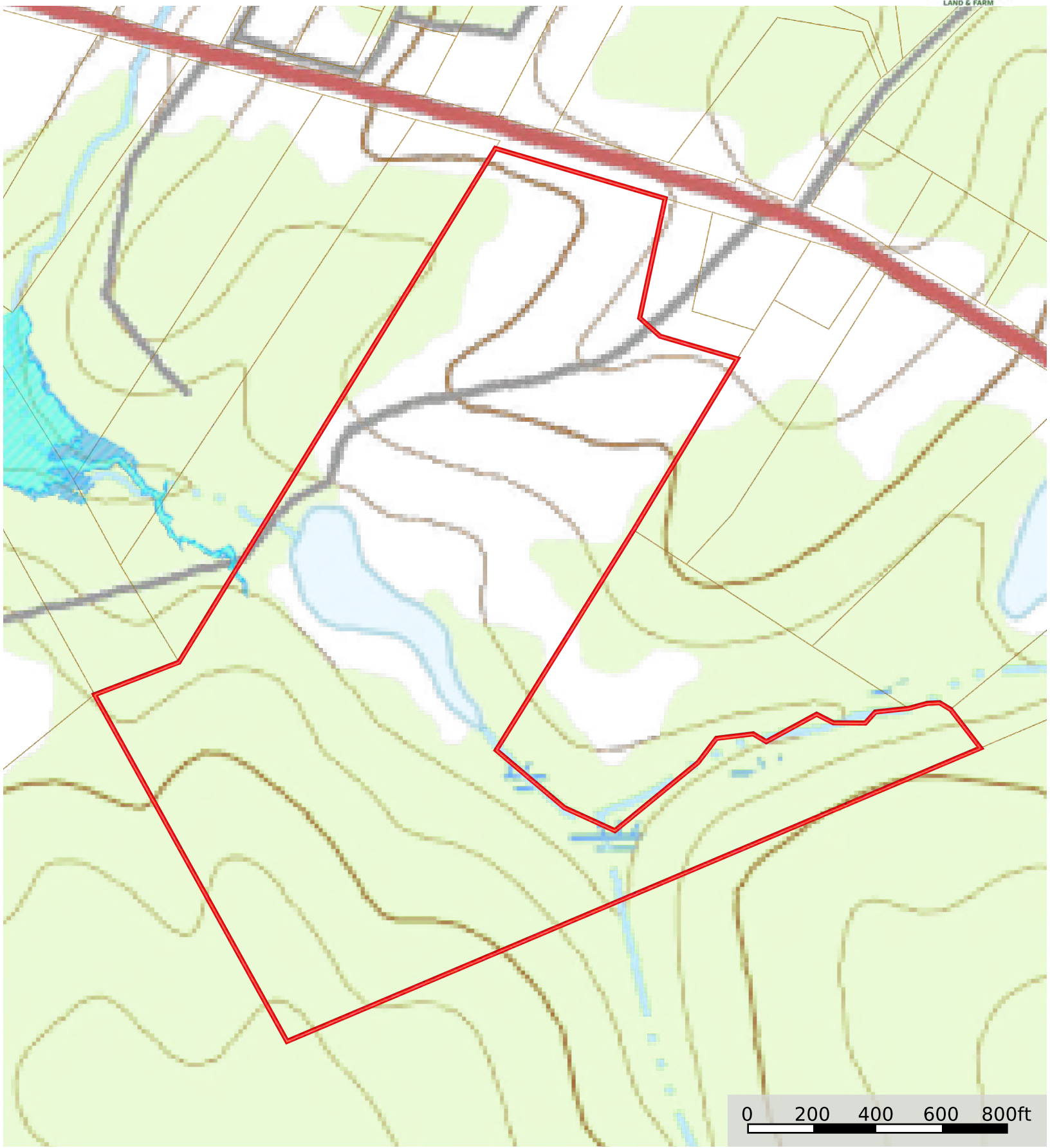
All measurements and figures are approximate. Source of information is deemed reliable, but not verified.





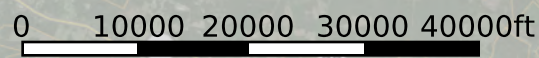
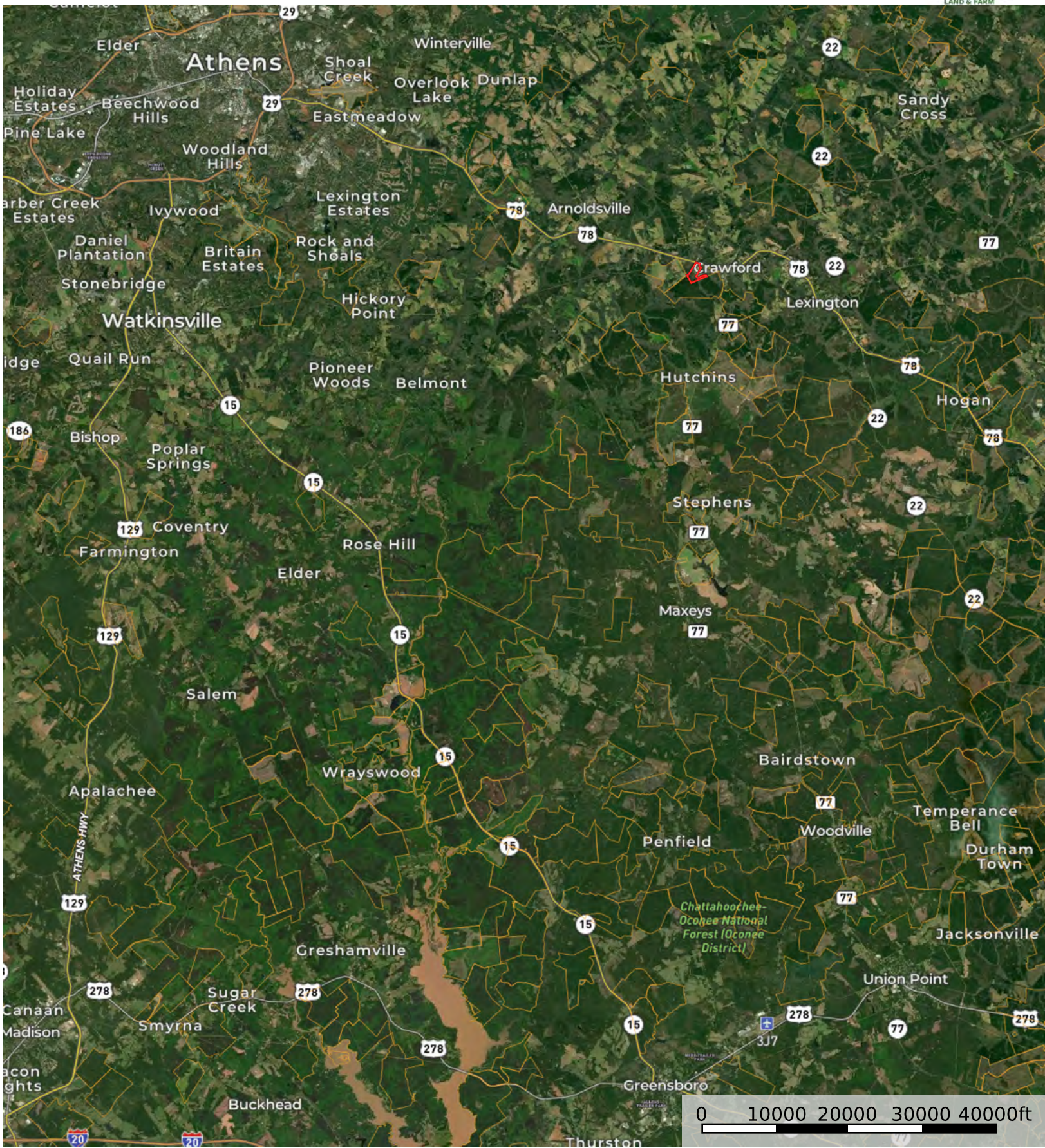
Boundary





-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included

Crawford Farm
 Oglethorpe County, Georgia, 70.71 AC +/-



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