

**Crawford Farm**  
1303 Athens Road  
Crawford, GA 30630

**\$1,195,000**  
70.710± Acres  
Oglethorpe County



**Crawford Farm**  
**Crawford, GA / Oglethorpe County**

---

**SUMMARY**

**Address**

1303 Athens Road

**City, State Zip**

Crawford, GA 30630

**County**

Oglethorpe County

**Type**

Farms, Hunting Land, Single Family

**Latitude / Longitude**

33.884505 / -83.1669

**Taxes (Annually)**

4259

**Dwelling Square Feet**

1512

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

70.710

**Price**

\$1,195,000



## Crawford Farm Crawford, GA / Oglethorpe County

---

### **PROPERTY DESCRIPTION**

#### **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.

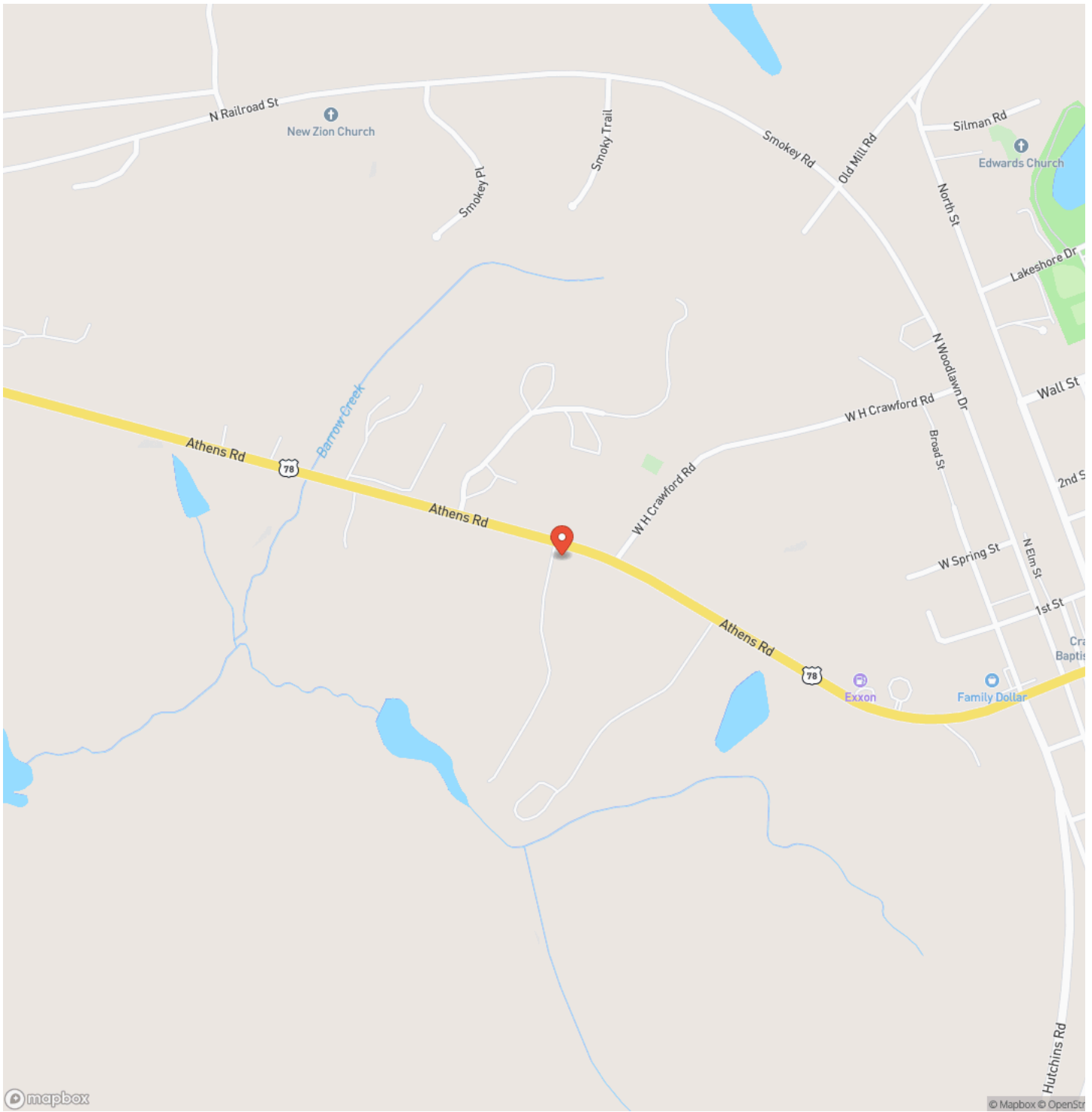
**Don't miss this unique opportunity!** Call **Mark Costello** for a private showing: [706-207-5850](tel:706-207-5850).



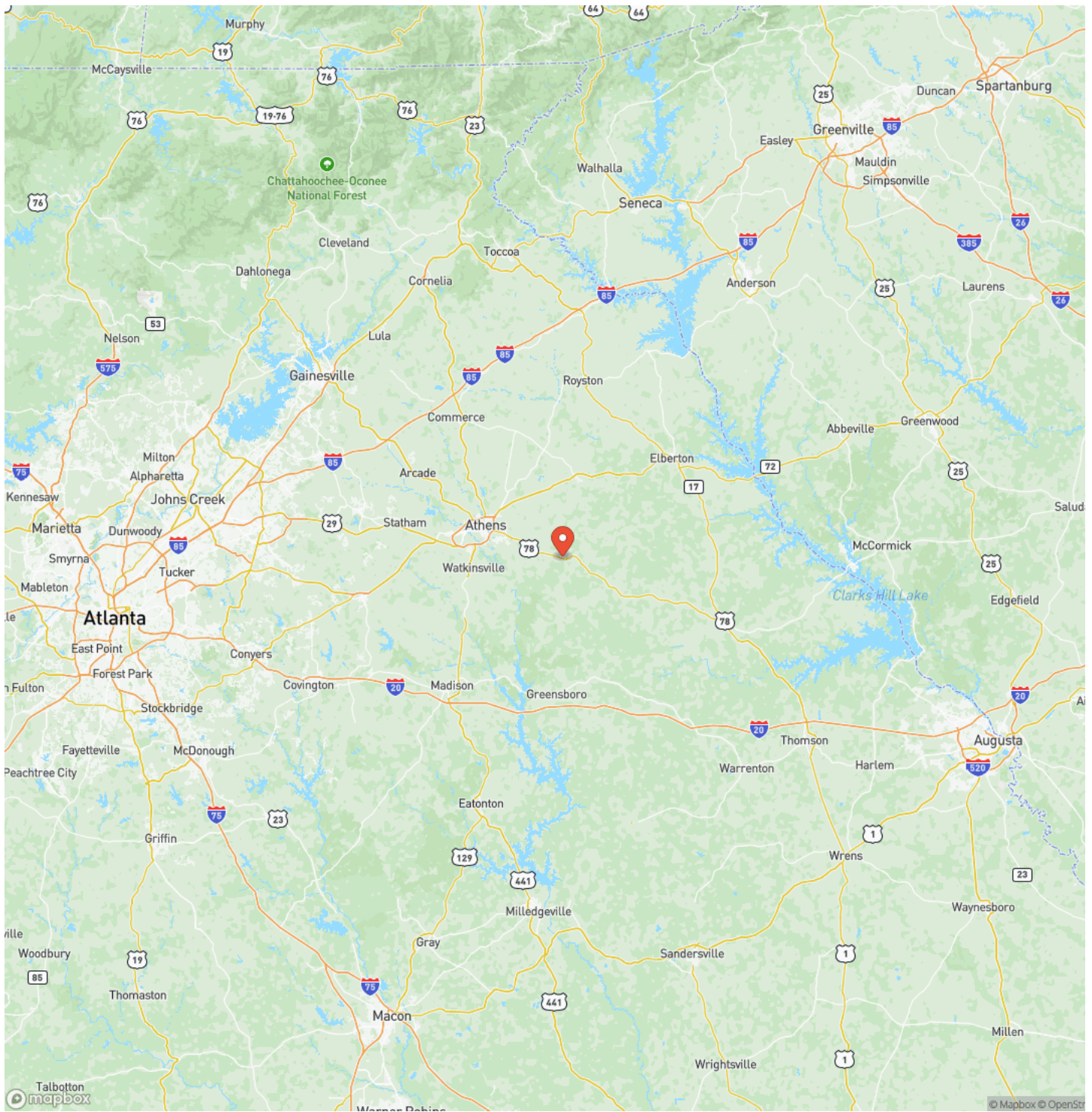
Crawford Farm  
Crawford, GA / Oglethorpe County



# Locator Map

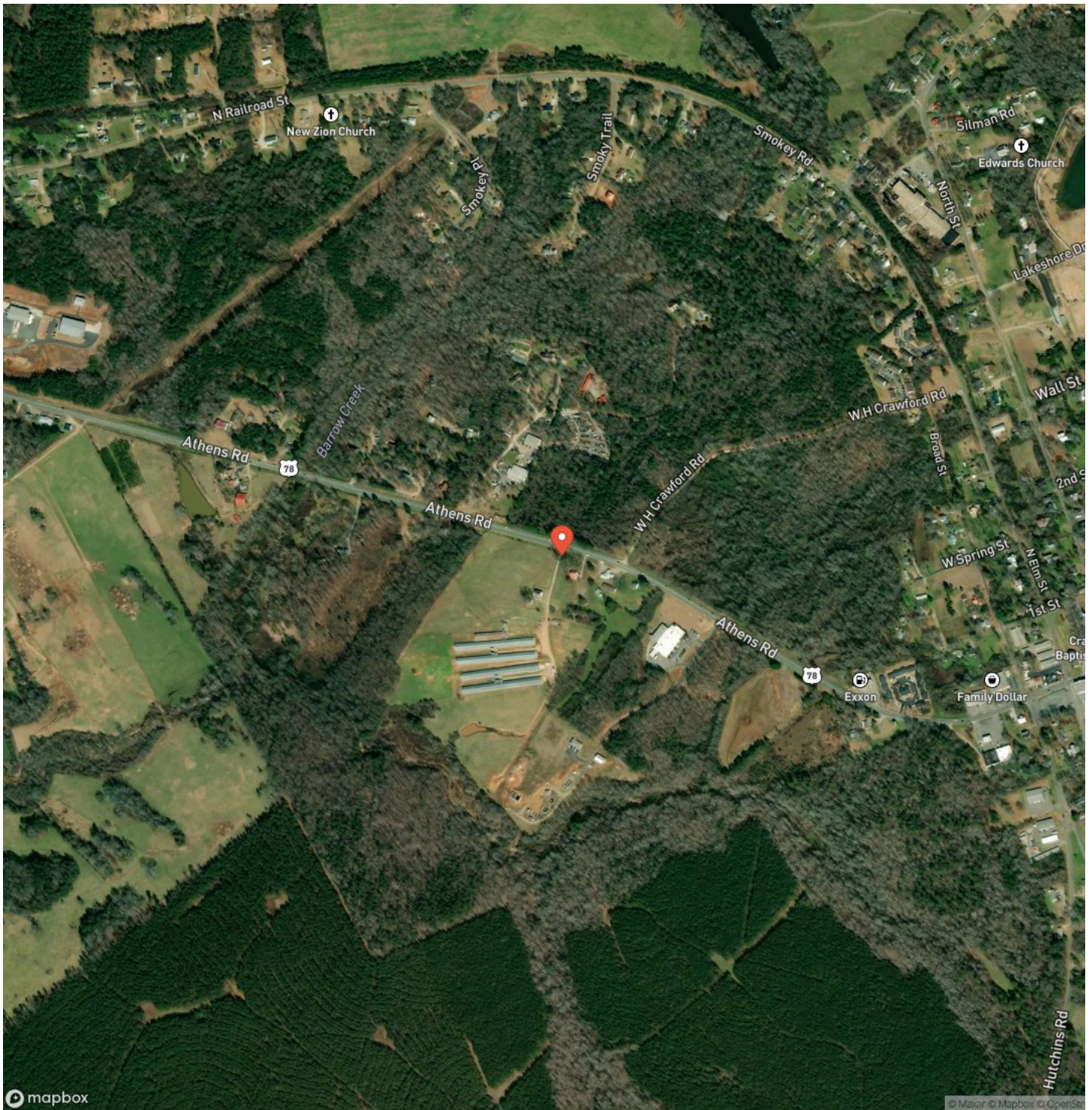


# Locator Map





# Satellite Map



**Crawford Farm**  
**Crawford, GA / Oglethorpe County**

---

**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Mark Costello

**Mobile**

(706) 207-5850

**Office**

(706) 207-5850

**Email**

mark@timberlinelandandfarm.com

**Address**

180 Green Hills Road

**City / State / Zip**

Athens, GA 30605

---

**NOTES**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Timberline Land and Farm**  
180 Green Hills Road  
Watkinsville, GA 30605  
(706) 207-5850

---