

Farmington Farms

Tract 2



Offered for \$1,795,000



38.34 Acres | 3521 Macon Highway | Oconee County, GA | 30677

Southern Land Exchange is proud to present Farmington Farms (tract 2). The property consists of 38.34 acres with multiple structures including a partially renovated 1940's home, a 36x24 finished shop with two overhead doors and a secondary garage with an overhead door. The property lies inside Farmington city limits and is conveniently located only 10 minutes from Watkinsville and 20 minutes from Madison, GA. A unique feature is the property has multiple zoning classifications. The majority of the property is zoned AR, however, some of the acreage that fronts Macon Hwy is zoned R3. There is approx. 480 feet of frontage on Macon Hwy. The subject property is a deep tract with the westernmost boundary line over 2,200 feet off the hwy. Being mostly wooded, the property is great for recreational activities. The property backs up to a large family estate consisting of over 1,700 acres, insulating the property from future development and making it great for wildlife management. The property is already set up for a small working (currently active) livestock farm with multiple fenced paddocks. Come build your private dream home and use the other structures for family needs or rental income. Also available is tract 1 (+/- 19.59 acres & structures) of Farmington Farms. Together they make the ultimate family compound! Call Travis Ebbert at 706-614-8840 for more information.

Travis Ebbert

Listing Agent

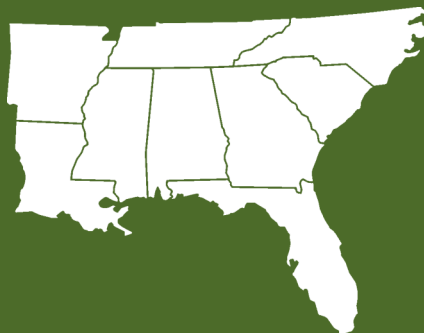
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