

ACREAGE FOR SALE

7286 County Line Rd, Lula, GA 30554

141.82 +/- Acres – Potential Assemblage for up to 240 +/- Acres



Private Acreage with Potential Assemblage



Norton Commercial & Acreage Group, LLC

434 Green Street

Gainesville, GA 30501

770.297.4800 (Main)

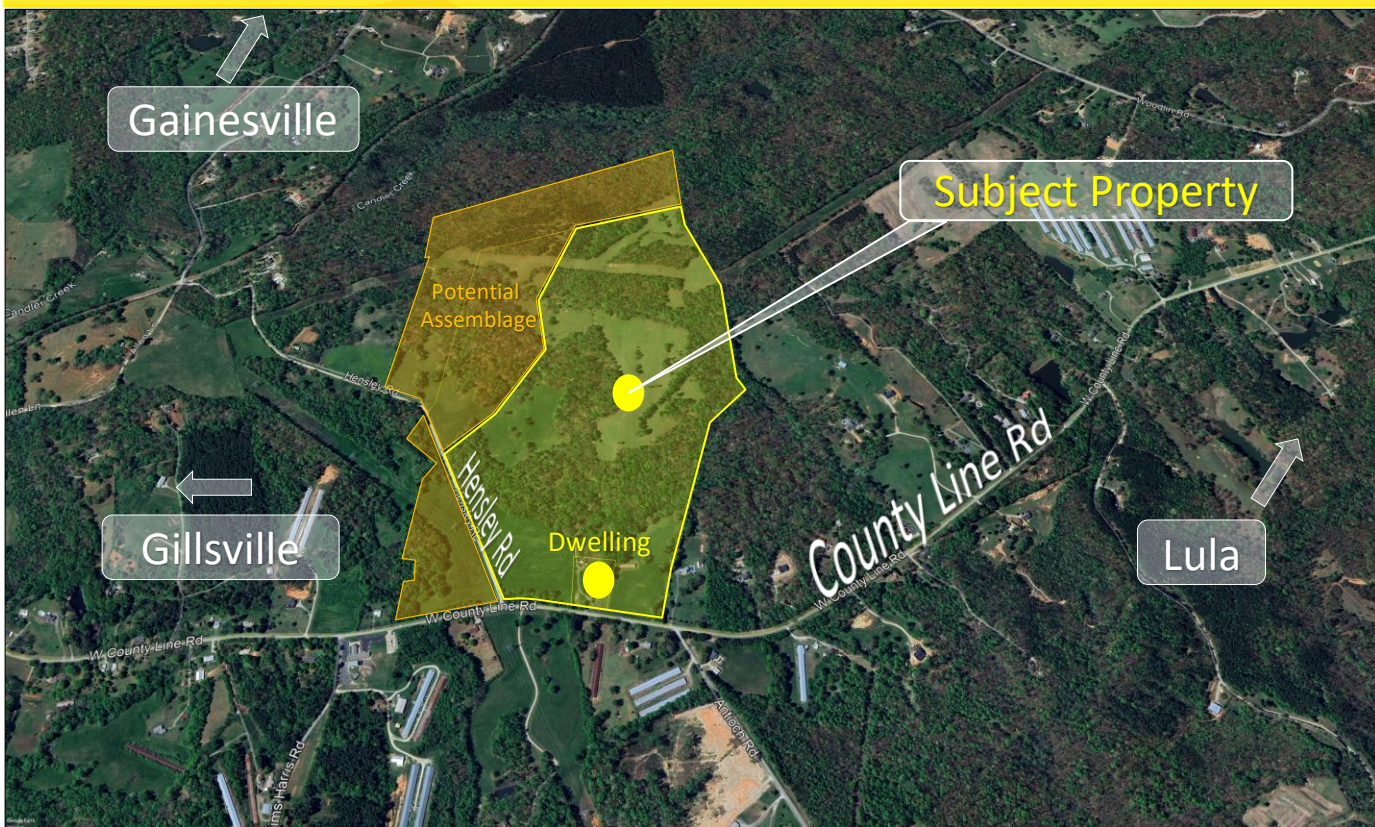
470.691.0105 (Fax)

www.NortonCommercial.com

ACREAGE FOR SALE

7286 County Line Rd, Lula, GA 30554

Potential Assemblage for up to 240 +/- Total Acres



Property Summary

Asking: \$1,985,500 (\$14,000/Acre)

Acreage: 141.82 +/- Acres

- 139.05 +/- Acres: 10-Year Land Covenant (2020)

Dwelling: 1920 +/- SF, Built in the 1940's

Potential Assemblage: Additional 97.7 +/- acres of family land that's undeveloped. Some of the property within a Land Covenant.

Property Overview

This unique acreage opportunity features approximately 142-acres with potential to assemble into a larger 240-acre tract. The property boasts double road frontage, gated pastures, mature woods, flowing creeks, and a charming dwelling dating back to the 1940s. Ideal for a private estate, equestrian retreat, or future development. The dwelling is rented, and the pastures are leased to a local farmer that currently maintains the grounds. This is a beautiful tract that offers many opportunities!



Charlie Hawkins

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Brad Abernathy

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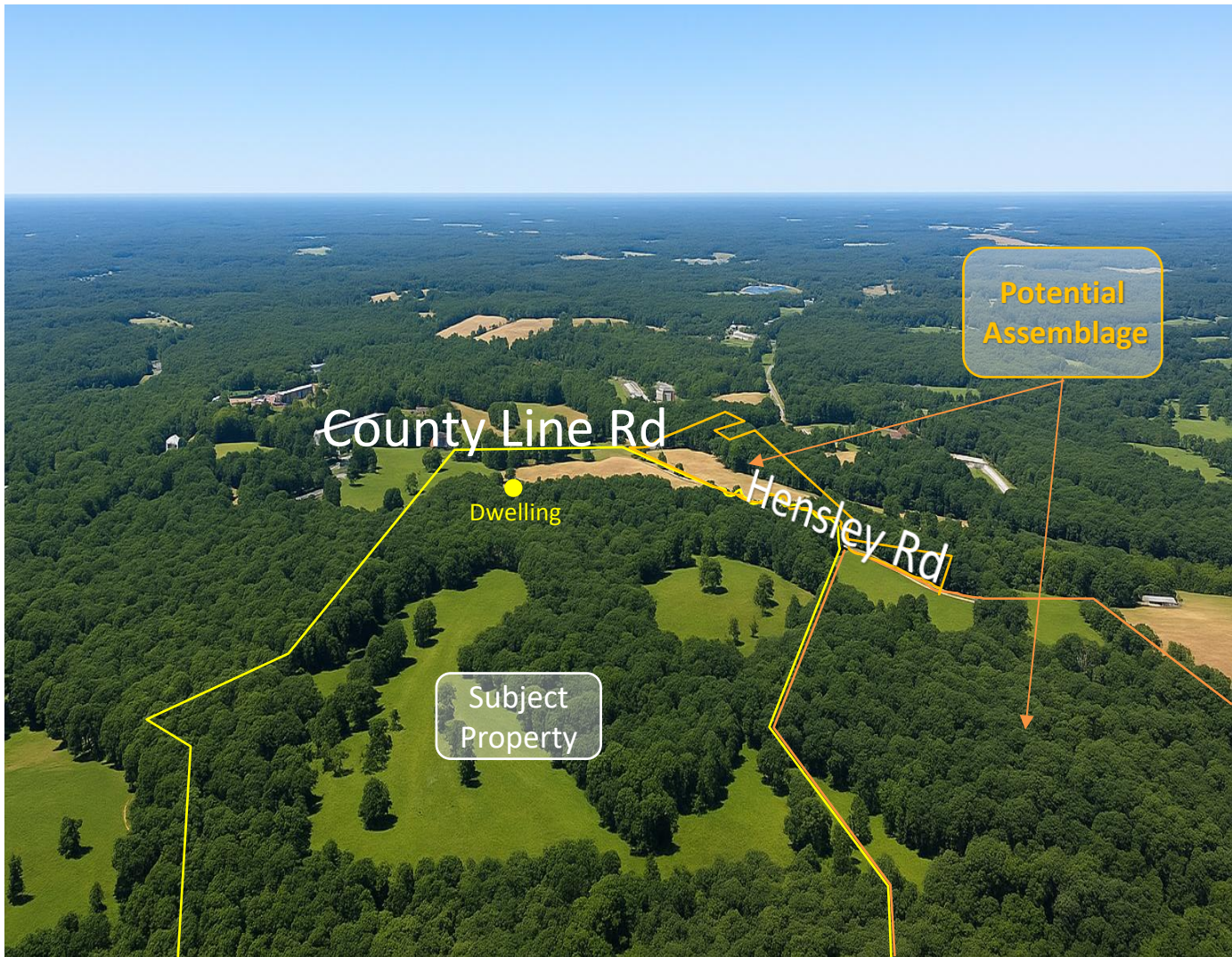
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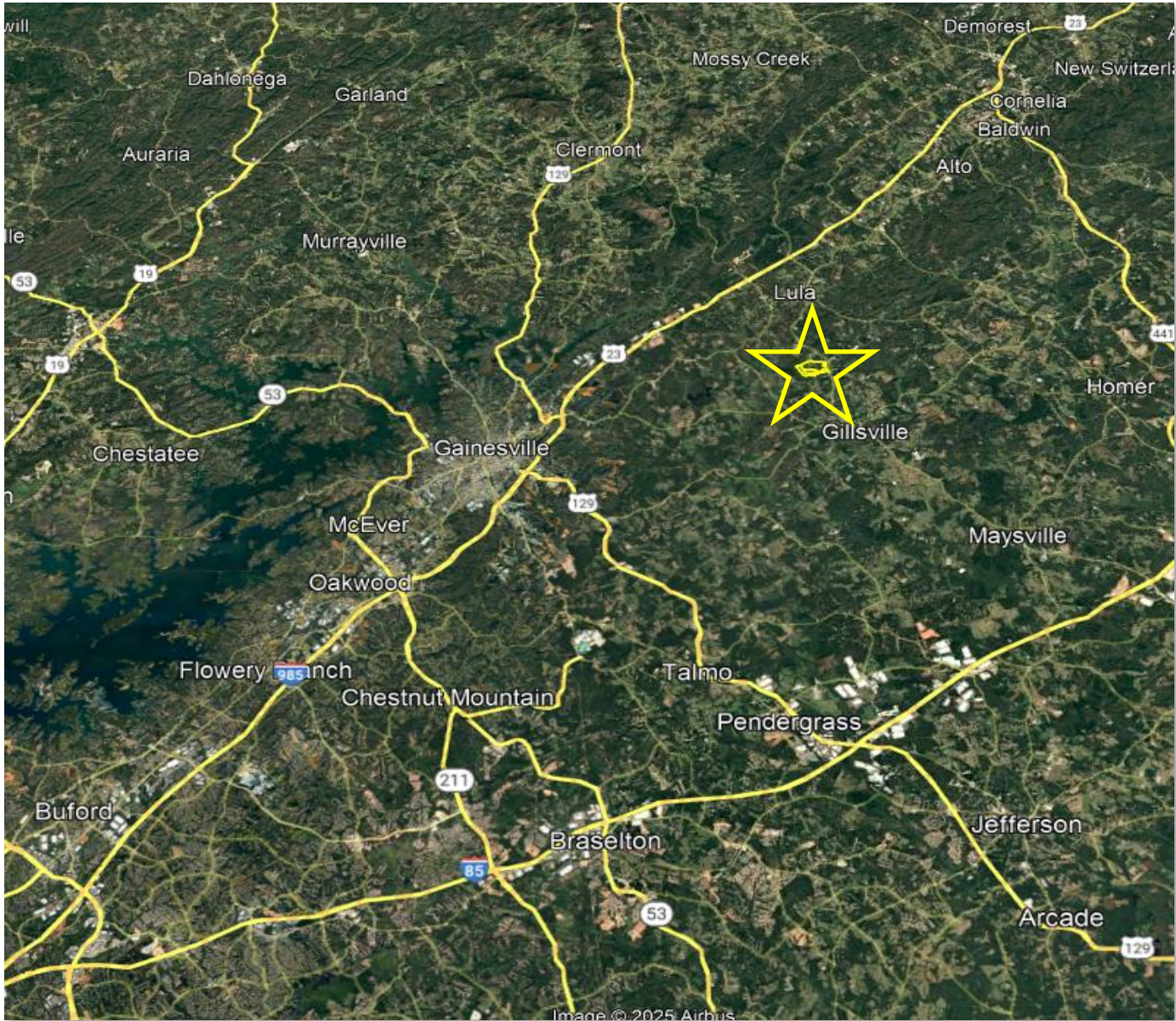
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