



HWY 96 Mini Farm

- This property is a true multi-use mini farm located in sought after Taylor County, GA!
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- The location will be hard to beat, as it is located off of HWY 96, centrally located between Macon & Columbus! This farm is roughly 1 mile from the brand new Taylor County School Campus. Also, several large landowners border this property, which will enhance the hunting opportunities, as well as the secluded feel. There is a driveway coming directly off of HWY 96 via deeded ingress/egress access easement.
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- The farm is currently being utilized as a working horse farm by the current owners, with fenced & cross fenced pastures in place. Additionally this farm includes a riding arena, horse walker, 4 stall stable w/ tack room, and several covered feeding/watering stations.
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- A separate 21 acre bermuda planted pasture, which has a recently conducted perc test in place, would make an excellent homesite overlooking the remainder of the farm. It has long range views, which will be sure to impress. With a little fertilizing, this would make an excellent hay production field.
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- A 1368 square foot living quarters has been recently updated, and would make a perfect mother in law suite, or temporary residence while building a permanent home in the back pasture. It consists of one bedroom & one bathroom with common area, kitchen, and laundry room. There is a large metal storage barn perfect for storing large equipment or farm animal cover. A cinderblock outbuilding is on site for tool & hardware storage.
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- The hunting opportunities here are off the charts for a small acreage tract. The large landowners neighboring this property are like minded, and practice quality deer management. Some portions of this property could be re-forested in pines if the new owner sees fit. Deer can be seen regularly in the mornings & evenings. There are several wild quail here, and have been heard on every visit to the property so far.
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- If you are looking for a mini farm of any type in Central Georgia, you will be hard pressed to find a better property than this. Give us a call today to see it for yourself!
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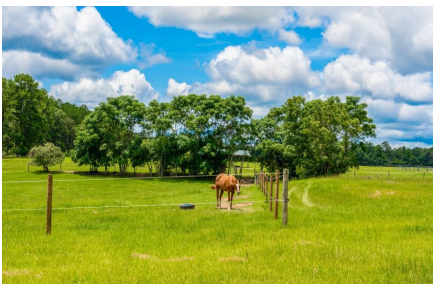


Price: \$399,000
Property Type: Residential
Status: For Sale
Street/Address: 486 E FALLINE FRWY
City: Butler
State: Georgia
Zip code: 31006
County: taylor
Acreage: 50
Per Acre Price: \$0.00
Phone Number: 478.972.9189
Email: Cade@landanddrivers.com
Google Maps link: [View Larger Map](#)



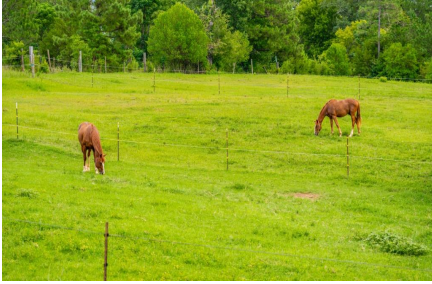
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