

*Sold*

# DOUBLE RIVER BLUFF RETREAT/DEVELOPMENT

Franklin County | \$1,599,999 | 106 acres



## Property Details

MOTIVATED SELLERS! Introducing Double River Bluff Retreat! This picturesque 106 acre farm sits on the 1.5 mile bluffs of the Broad & Hudson Rivers respectively. It would be impossible to replicate this once in a lifetime farm or development opportunity!

### Address

6045 Hwy 29  
Royston, Georgia 30662  
Franklin County

It's honestly hard to find the words to describe this property. This farm has been occupied by the same family for nearly 60 years. There is approximately 1 mile of high river frontage on the Broad River & 0.5 mile frontage on the Hudson River. The property also uniquely sits at the only spot these two major rivers come together and meet. The 60 acres of rolling pastures on this property, especially those that lay on the high bluffs of the river edges are incredible. This property was once a working cattle farm and I would imagine it was one of the prettiest in the state. The infrastructure on this farm is still there to bring back that working cattle farm. The 40 acres of hardwood bottoms are gorgeous with clean understory, and towering oaks. They provide perfect bedding area & roosting habitat for the wildlife that inhabits this tract. There is also a 1.5 acre pond on the property. There are very common sightings of groups of whitetail deer, turkey, dove, ducks, and geese on the property. Every time we have viewed this property, groups of deer jump out of the hardwoods into the pastures, largely in part to this tract never being deer hunted. The fishing opportunities of this property are going to be extremely hard to beat due to a mile and a half of river frontage at your fingertips. You will catch a variety of bream, redbreast, bass, catfish, etc.. This tract is not encumbered by a conservation easement, but would be a perfect candidate for just that is the future landowner sees fit. You will only be able to truly appreciate the layout of this farm in person!

## Property Photos



ASSOCIATE BROKER & LAND SPECIALIST

CADE WINDHAM

478-972-9189 | [cade@LandandRivers.com](mailto:cade@LandandRivers.com)