

Sold

FAMILY RETREAT & FARM

Jefferson County | \$885,600 | 150 acres



Property Details

Family retreat and farm is a beautiful 150± acre turnkey cattle and income producing hay operation. The character of this property can truly only be appreciated in person. With a charming cabin situated on a 4± acre lake, the lake views from the porch and slate fire pit are tranquil and serene. The land consists mostly of fenced pasture land for hay and cattle production. There is also excellent fishing and hunting, with deer, dove, duck and turkey often seen around the tract. The property is located on Hwy 17 just outside of Louisville, GA and only 45 minutes from Augusta.

Address

4895 GA Hwy 17 S.
Louisville, Georgia 30434
Jefferson County

- **This Property Includes:**
- 100 acres hay pasture fertilized annually for the last 5 years
- 20 acres fenced cattle pasture with large wooded area for shade
- 4 acre stocked lake w/dock, lights & fish cleaning sink
- 3 acre wet weather flooded duck pond surrounded by 20 acres of natural land for bird hunting
- 5 wells on property
- Possible option for deer lease position on over 1500 acres adjoining the property

The 1580 sqft cabin is stacked rock with a metal roof and has 3 bedrooms, 2 full baths, vaulted pine ceiling den and wood burning fireplace in sitting area off of the kitchen. A large 30'x30' double car, high ceiling garage attached to the cabin is complete with mudroom area, refrigerator, double sink, two large side roll up

doors leading to extended covered concrete pads on both sides for grilling, parking utility vehicles or campers (has 30 amp hookup). Also has a hook up for an outdoor spa on the lake view side.

At the Northwest corner of the property is a large 40'x60' covered shop with a concrete floor, power, four large roll up doors with water access and flanked by two 40' dry box storage containers for feed or general storage. In front of the shop is a Garden shed next to muscadine vines, blueberry bushes & peach trees with septic hook up for a camper or mobile home. Behind the shop is a covered area with a large deer or produce cooler and a game cleaning station. This part of the property also hosts two large garden spots and another small metal building for storing garden equipment. Toward the east side of the property you will find a 50'x75' metal hay or equipment barn with two sides that are open, a 36'x50' pole barn for storing equipment, boats, or trailers, a four bay covered concrete dog kennel, a covered concrete chicken coop, and a covered concrete fuel and mower shed.

Adjacent to the 20 acre cattle pasture is a large multi-section cattle corral with a covered concrete pad at the head gate area, a working windmill with a wind generated water pump to fill the main cattle water trough automatically, two additional water trough stations (one covered), and a covered dry feed station for cattle.

- **Equipment NOT INCLUDED in sale but available for purchase:**
- John Deere 5085 Tractor – Bought new 2015, 721 hours
- John Deere 469 Silage Hay Baler – 4716 bales
- Kuhn DM3551 Hay Cutter 12 ft – Bought new 2018
- Kuhn SR110 Hay Rake 8 wheel – Bought new 2018
- John Deere Hay Spear
- Bale Hugger
- Krone Tedder
- Kuhn GMD600 Hay Cutter 8 ft and KMC Caddy

- Hay Trailer – 36 ft 9 bale self dump – Bought New 2018
 - John Oliver Antique 1950 era row crop Tractor
 - International Truck 1986
 - Rhino Bat Wing Bush Hog 15 ft
 - Baltic Broadcast Spreader
 - Frontier 6 ft Box Blade – forward or reverse
 - Bush Hog 3210 Bushhog 10 ft
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Property Photos



FOUNDER/OWNER

JASON T. WILLIAMS

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