

Sold

WALL ROAD FARM

Laurens County | \$525,000 | 33 acres



Property Details

Under Contract but still available for showing!

Wall Road Farm is 33.25± acres located in Laurens County. The property is just outside of the small town of Dexter. This property represents a great opportunity to live on acreage that is turnkey for livestock owners.

Address

2160 Wall Road
Dexter , Georgia 31019
Laurens County

The Home:

The residence on Wall Road Farm 2,068 square feet according to the house plans. It is a three bedroom, two bath home framed with all 2×6 framing. The master bedroom is large with a spacious bathroom. The master bath boasts a double sink, large custom tile shower, and walk in closet. The others two bedrooms are located down the hall and share a bathroom. The bedrooms and living room are carpeted while the kitchen area is floored in LVP flooring. The bathrooms are ceramic tile floors.

The exterior of the home is vinyl siding with a GAF roof. A two-car garage and outdoor storage room provide storage and parking. The rear of the house has a large, concrete patio that is ideal for outdoor cooking. Adjacent to the patio is a screened and covered porch that looks out over the back yard, outbuildings, and pasture beyond.

The Barn and Outbuildings:

The main outbuilding on the property is the horse barn. It is a 30×40 metal building with a 15' lean to off of one side. Inside, the barn has three stalls for horses. There is also extra space that allows for storage of feed and all of the other things that go along with horses such as tack. If not needed, this building could easily be converted into a garage or shop.

The second outbuilding is also a metal building. It measures 20×40. It is climate controlled and insulated. The building has been used as a workshop, but could be modified for a myriad of uses. It has been wired and designed to serve most uses

a new owner may have for it.

The third and final outbuilding on the property is a run-in shed for the livestock. It is located near the barn, but is fenced off in a manner that allows it to be isolated into its own paddock. The shed is wood construction and well thought out. It is heavily constructed and also built to be safe for horses. It serves an ideal place to feed stock and as a catch pen.

The Land:

This property has been developed primarily as a place to raise and house livestock. The majority of the property has been sprigged in Russell Bermuda grass. This allows the pastures to be used for both grazing and hay production. High tensile fence encloses the main pastures where horses are currently kept. Farm fencing partitions the area around the home. The area around the home is also served by an automated gate on the drive way. The pastured area in front of the home could easily be fenced to add more grazing area to the farm. Alternatively, this area could continue to be used for hay production. All pastures on the property have been well established and well maintained

Two areas of the property are wooded. A small copse of oak and pine breaks up the pasture on the front of the property. At the rear of the property is another section of wooded land. Boggy Branch, a small seasonal creek, flows through this area. Deer and other game use these woods as they move from ag fields in the area back to bedding areas.

Wall Road Farm is an opportunity to live on a small farm that is turnkey. It has been well thought out to be both a home to the owners as well as their animals. If you are looking for a private residence in a rural area, you should see this property. We feel quite sure you will enjoy it as much as the current owners.

Property Photos



LAND SPECIALIST

MICHAEL WILSON

 478-279-2148 |  michael@LandandRivers.com