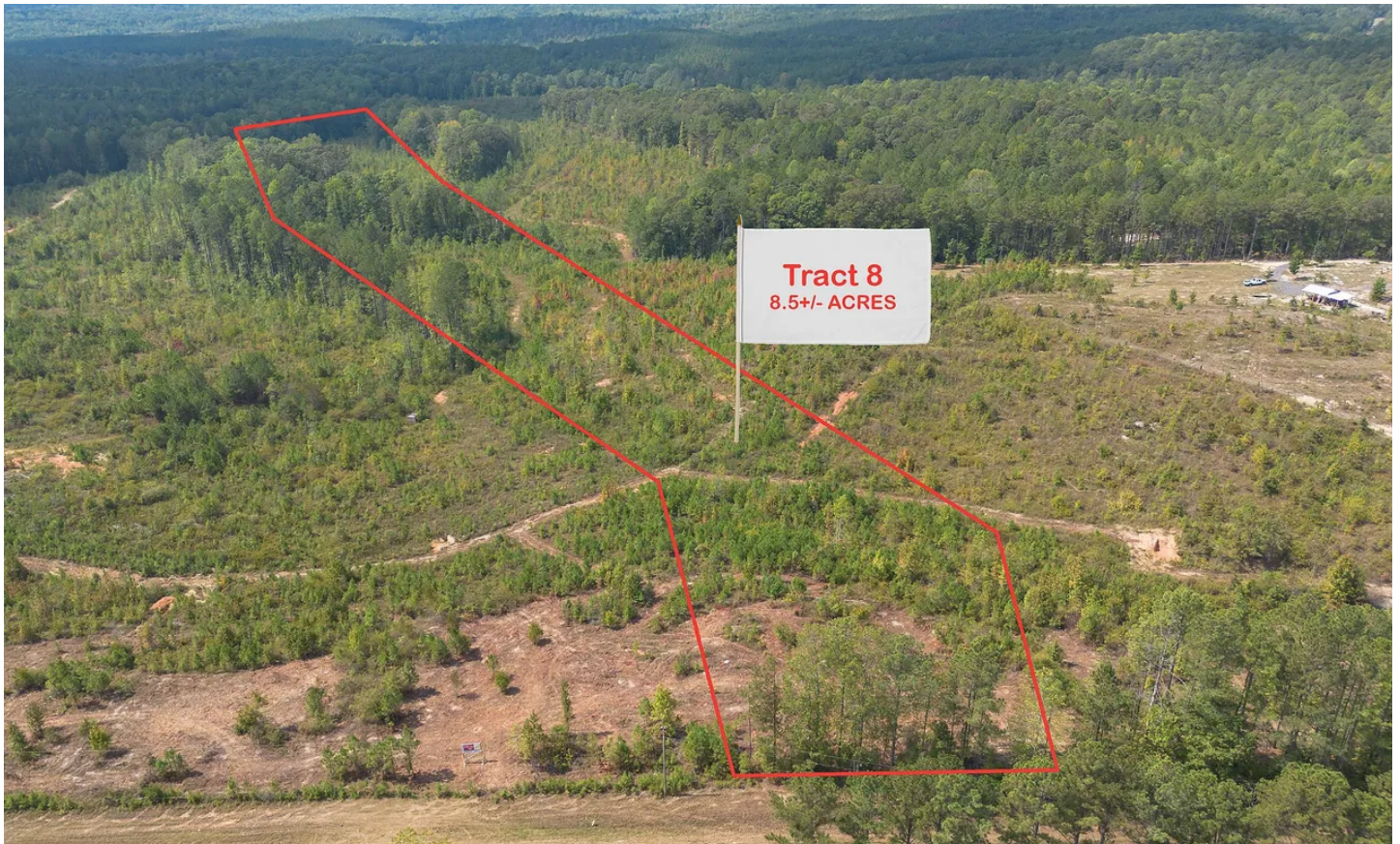


8.57 Acres on Victory Road – Tract 8
Tract 8 Victory Road
Franklin, GA 30217

\$124,900
8.57± Acres
Heard County



8.57 Acres on Victory Road – Tract 8
Franklin, GA / Heard County

SUMMARY

Address

Tract 8 Victory Road

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Undeveloped Land

Latitude / Longitude

33.198525 / -85.189503

Acreage

8.57

Price

\$124,900

Property Website

<https://www.garrettlandcompany.com/property/8-57-acres-on-victory-road-tract-8-heard-georgia/116617/>



8.57 Acres on Victory Road – Tract 8 Franklin, GA / Heard County

PROPERTY DESCRIPTION

Discover 8.5676 acres along paved Victory Road in Heard County, Georgia. Tract 8 offers an attractive opportunity for buyers looking for a future country homesite with nearly 9 acres of privacy, recreational space, and room to enjoy the outdoors.

The property features direct frontage on paved Victory Road and extends back from the road through a mixture of regenerating timber, young growth, and natural vegetation following a timber harvest approximately five years ago. Existing paths and more open areas through portions of the property provide access into the tract and help showcase the acreage, terrain, and possibilities for future use.

With more than 8.5 acres, Tract 8 provides room for a potential homesite while maintaining additional acreage for privacy, wildlife, recreation, trails, or simply enjoying the rural West Georgia setting.

Public water is available along Victory Road, and the property will require an onsite septic system. The property is zoned A-1 in Heard County. Buyers should perform their own due diligence regarding utility connections, soils, septic suitability, driveway placement, zoning, and their intended use of the property.

Enjoy peaceful country living while remaining convenient to nearby towns and recreation. The property is approximately 11.8 miles from downtown Franklin and 17.7 miles from downtown LaGrange, providing convenient access to shopping, dining, and everyday services.

Outdoor recreation is also nearby, with West Point Lake public boat access approximately 17.7 miles away, offering opportunities for boating, fishing, and days on the water.

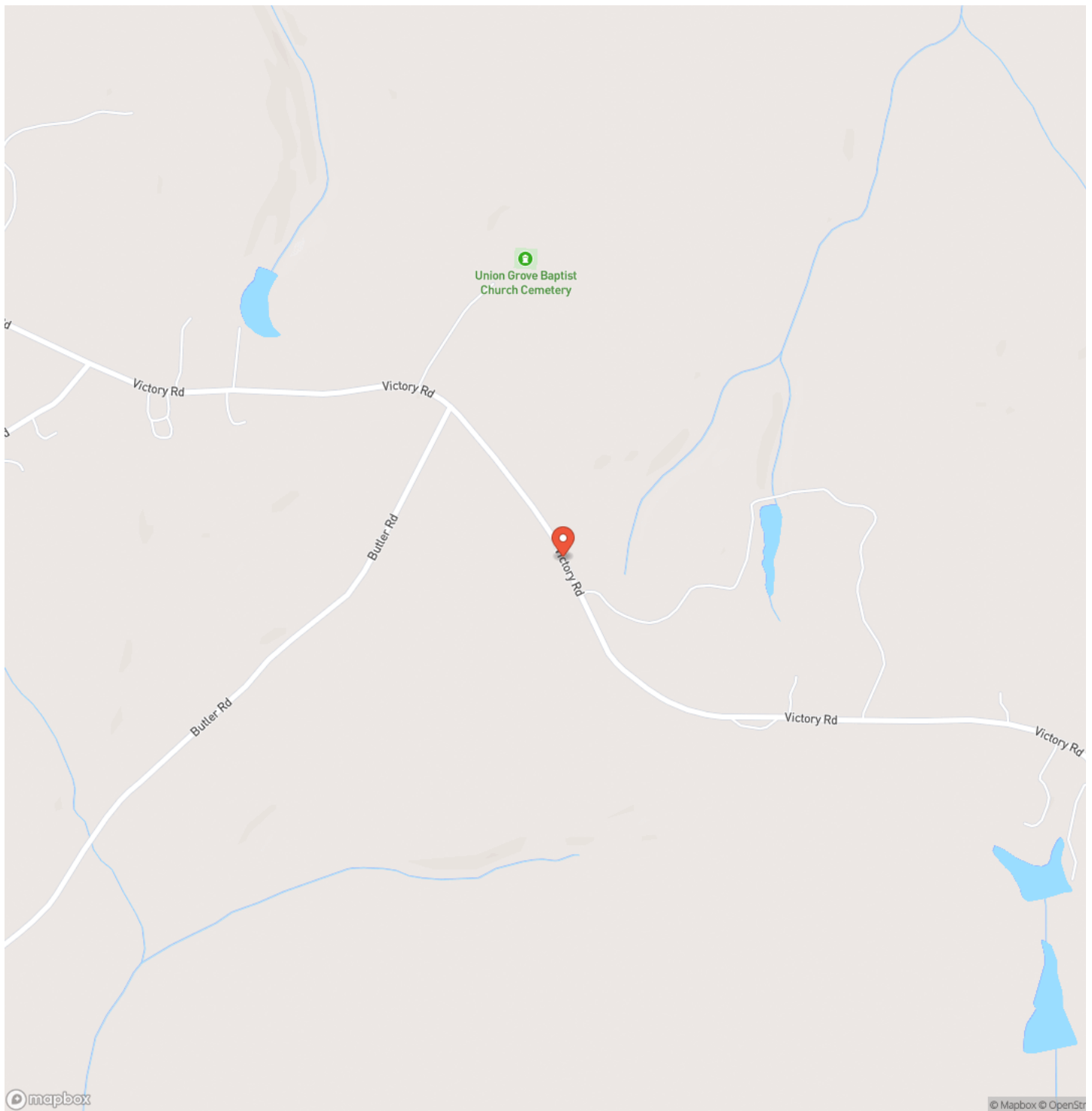
Tract 8 is part of a newly surveyed 11-tract offering along Victory Road and Butler Road, with individual properties ranging from approximately 7 acres to more than 51 acres. Additional tracts are available, providing buyers with several acreage, location, and price options.



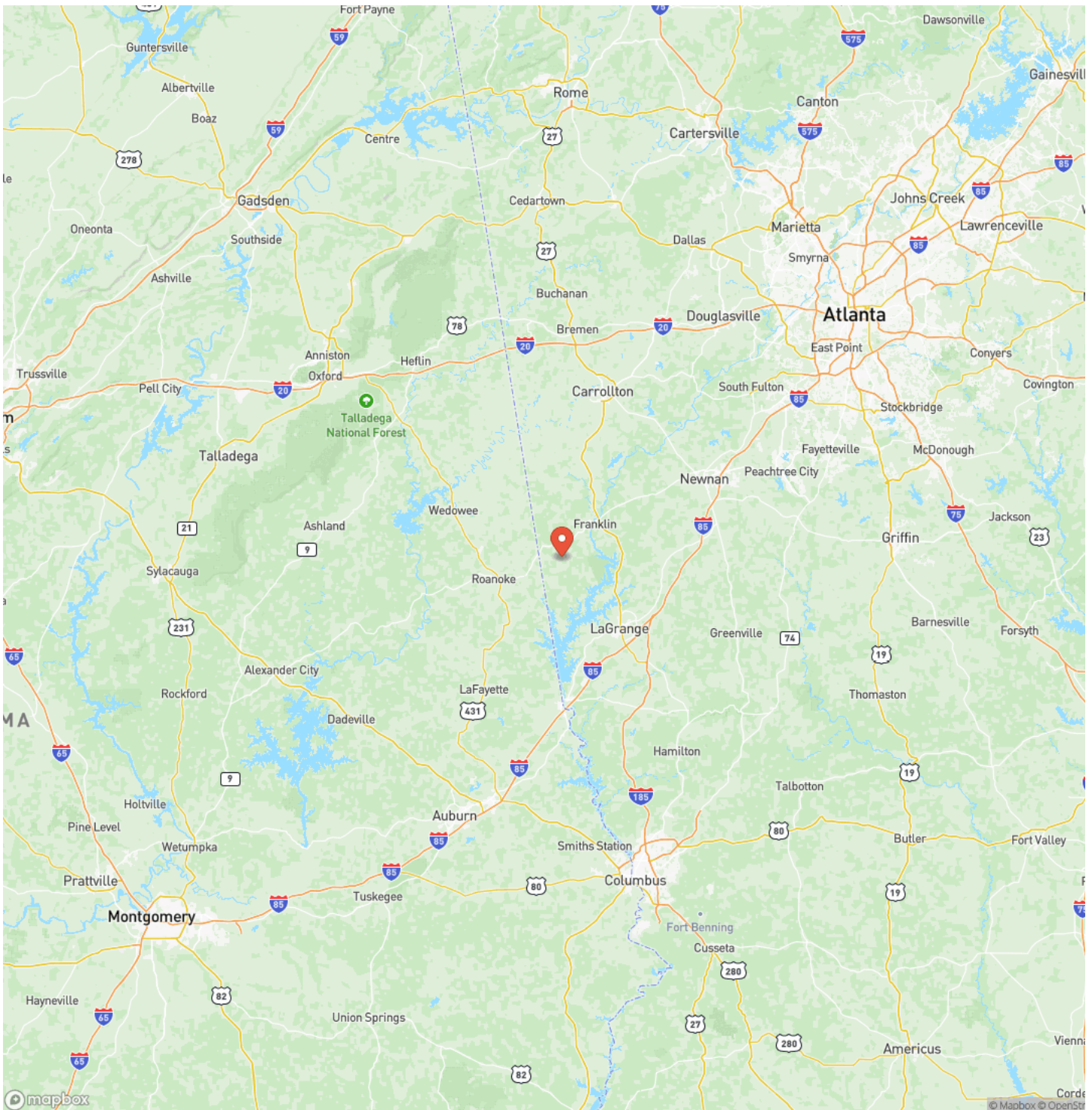
8.57 Acres on Victory Road – Tract 8
Franklin, GA / Heard County



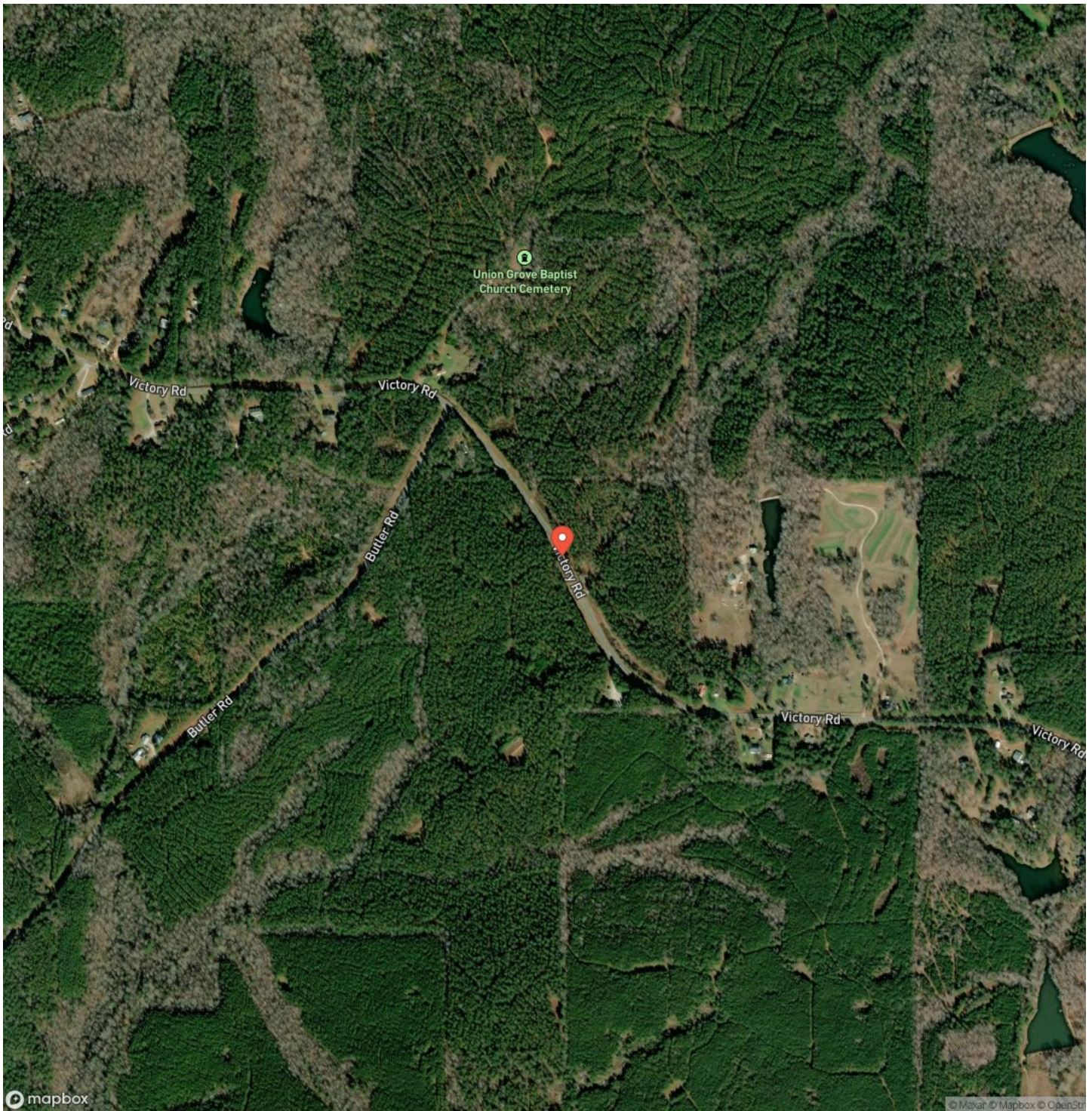
Locator Map



Locator Map



Satellite Map



8.57 Acres on Victory Road – Tract 8
Franklin, GA / Heard County

LISTING REPRESENTATIVE
For more information contact:



Representative
Casey Garrett

Mobile
(678) 628-3301

Office
(678) 628-3301

Email
casey@garrettlandco.com

Address
119 Felton Dr

City / State / Zip
Rockmart, GA 30153

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://www.garrettlandcompany.com/>

DISCLAIMERS

Buyers should independently verify all information important to their purchase, including acreage, boundaries, utility availability and connection requirements, soils, septic suitability, zoning and intended property use.



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Rockmart, GA 30153
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