

8.71 Acres on Butler Road - Tract 5
Tract 5 Butler Road
Franklin, GA 30217

\$124,900
8.71± Acres
Heard County



8.71 Acres on Butler Road – Tract 5
Franklin, GA / Heard County

SUMMARY

Address

Tract 5 Butler Road

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Undeveloped Land

Latitude / Longitude

33.196129 / -85.196415

Acreage

8.71

Price

\$124,900

Property Website

<https://www.garrettlandcompany.com/property/8-71-acres-on-butler-road-tract-5-heard-georgia/116521/>



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Franklin, GA / Heard County

PROPERTY DESCRIPTION

Discover 8.7124 acres along paved Butler Road in Heard County, Georgia. Tract 5 offers a unique combination of paved county road frontage, open areas, regenerating timber, mature hardwoods, and rolling terrain, creating an attractive setting for a future country homesite or recreational property.

The property begins along Butler Road with an open roadside area before extending back into the acreage. Existing cleared areas and open corridors through portions of the tract help showcase the property's varied terrain and provide opportunities for buyers to envision a future homesite, trails, recreation, or other uses.

The land features a mixture of young growth and regenerating timber following a timber harvest approximately five years ago, along with areas of established trees that provide natural character and privacy. The tract extends toward higher ground in the rear portion of the property and offers a rural setting surrounded by wooded countryside.

Tract 5 is zoned A-1 in Heard County. A private well and onsite septic system will be required. Buyers should perform their own due diligence regarding well installation, soils, septic suitability, driveway placement, utility availability and connections, zoning, and their intended use of the property.

The property is conveniently located approximately 11.8 miles from downtown Franklin and 17.7 miles from downtown LaGrange, providing access to shopping, dining, and everyday services while maintaining a rural West Georgia setting. West Point Lake recreation is also nearby.

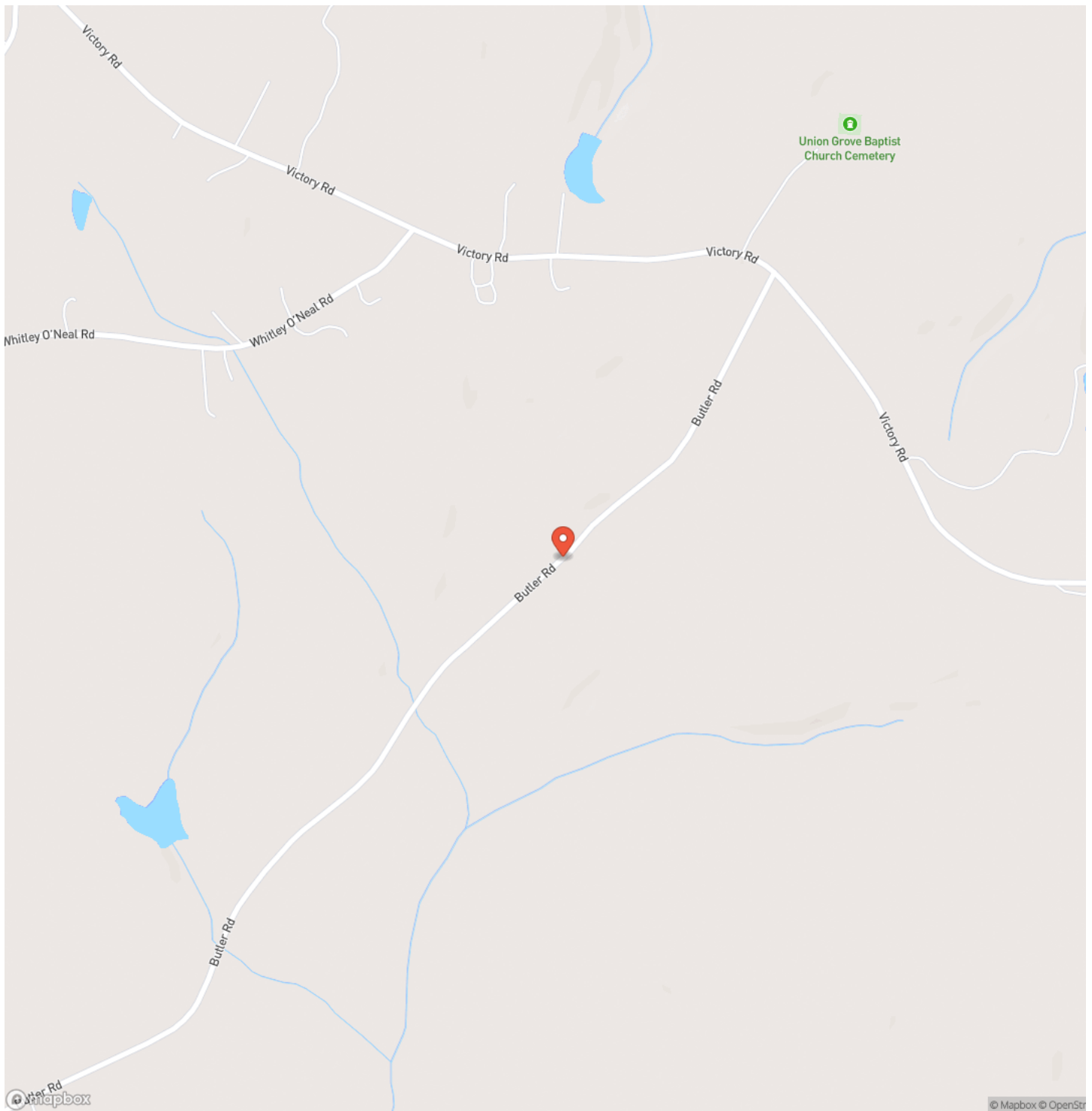
Tract 5 is part of a newly surveyed 11-tract offering along Butler Road and Victory Road, with individual properties ranging from approximately 7 acres to more than 51 acres. Additional tracts are available, giving buyers several acreage, location, and price options.



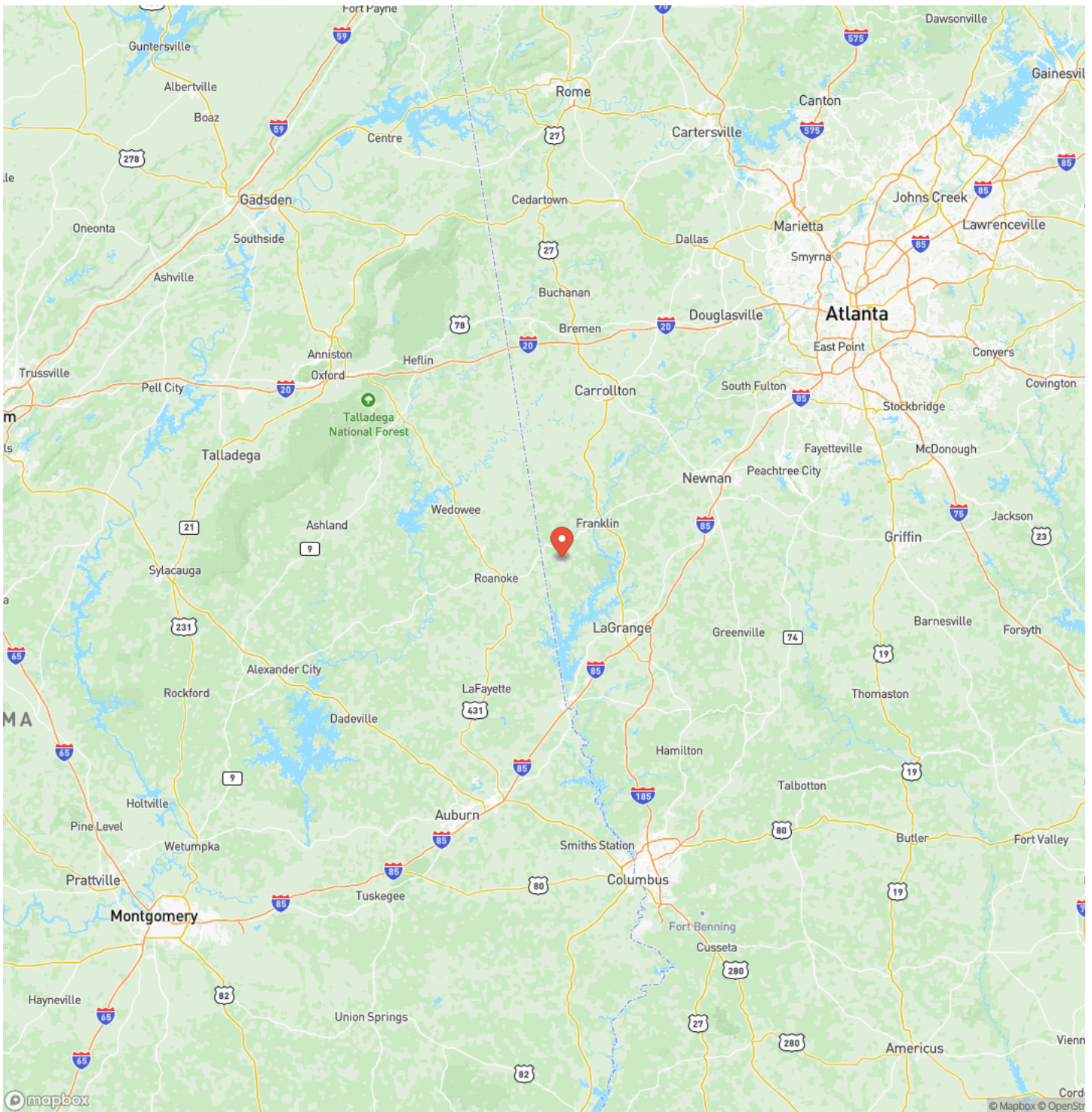
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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City / State / Zip
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NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

DISCLAIMERS

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



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