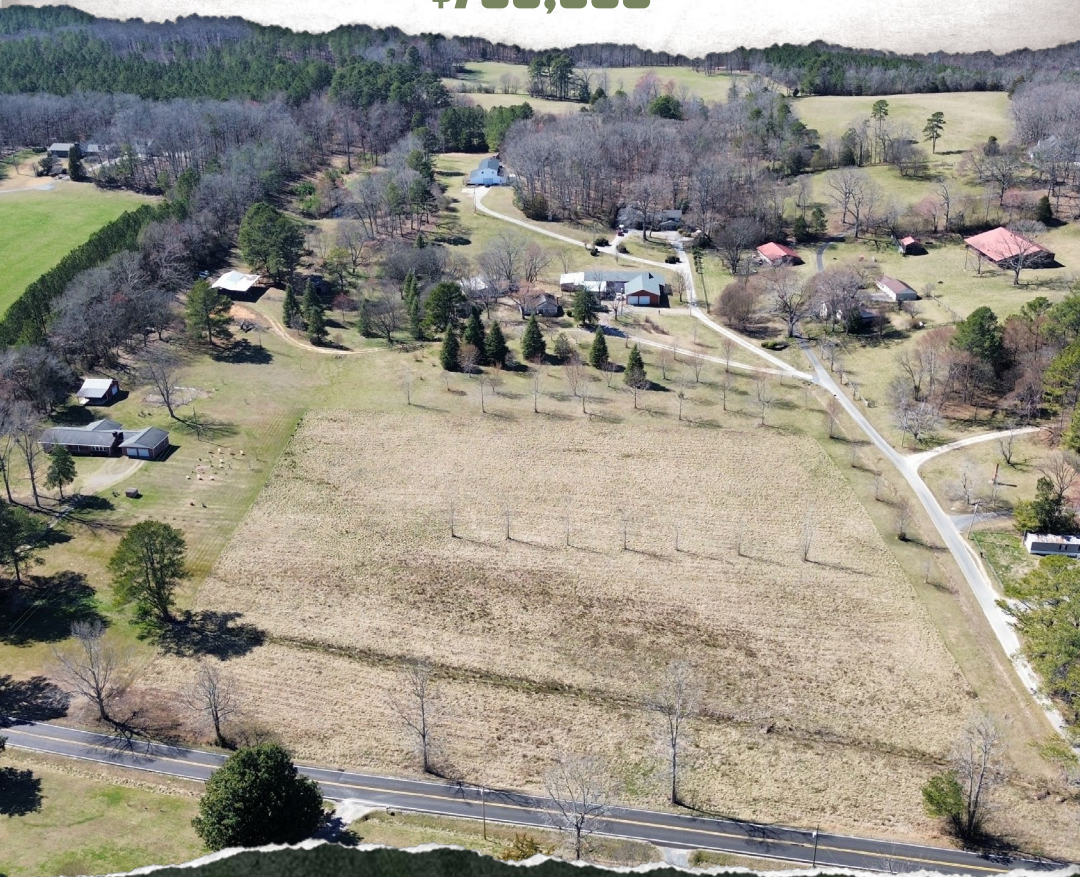




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

16± ACRES WITH 3 HOMES
WHITFIELD COUNTY, GA
\$700,000



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE WHITFIELD 16

PROPERTY PROFILE

LOCATION:

- 2294 Coley Farm Road
Rocky Face, GA 30740
- Whitfield County
- 5.6± Miles S of Rocky Face
- 7.4± Miles S of Tunnel Hill
- 10.4± Miles SW of Dalton
- 14.5± Miles S of Ringgold
- 20.7± Miles N of Calhoun
- 31.3± Miles SE of Chattanooga
- 91± Miles NW of Atlanta

COORDINATES:

- 34.75434, -85.06259

PROPERTY USE:

- Residential - Family Compound
- Hobby Farm
- Cabinet/Construction Shop
- Investment

PROPERTY INFORMATION:

- 16± Acres
- 3 Homes
 - 3 Bedrooms/2 Baths
 - 2 Bedrooms/2 Baths
 - 1 Bedroom/1 Bath
- 9,000± SqFt Shop
 - Heated and Cooled
 - 3 Bathrooms
 - Showroom
- Train Track for the Kids
- Large Tree House
- Fruit Trees
- Pond
- Several Outbuildings
- Pole Barn with Lean-To Shed
- Corn Crib

TAX INFORMATION:

- 27-237-09-000
- \$1,315.43



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JUSTIN HASTY, ALC

ASSOCIATE BROKER

C: 706-671-4554

O: 478-382-2880

justin@smalltownproperties.com

P.O. Box 340 - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WHITFIELD 16

Introducing the Whitfield 16—a truly one-of-a-kind property! Spanning 16± acres, this Whitfield County, GA homestead checks all the boxes with several homes, recreational opportunities, a massive shop, an orchard, a large treehouse, a pond, multiple outbuildings, a barn, and more! There are three incredible houses to choose from here: a three bedroom, two bath home; a two bedroom, two bath home; and a cozy one bedroom, one bath retreat. A massive 9,000± square foot heated and cooled shop is a dream, complete with spray foam insulation, three bathrooms, and a showroom!

You'll also find an orchard of fruit trees near a peaceful pond, plus a fantastic pole barn with a lean-to shed. For the kids or grandkids, there's even a six car, ride-on train, including the engine, set up with a barn. And don't miss the large treehouse!!

With plenty of flat land, this property is perfect for a farm, livestock, or outdoor activities.

To schedule a private tour of this family compound, contact Justin Hasty today!



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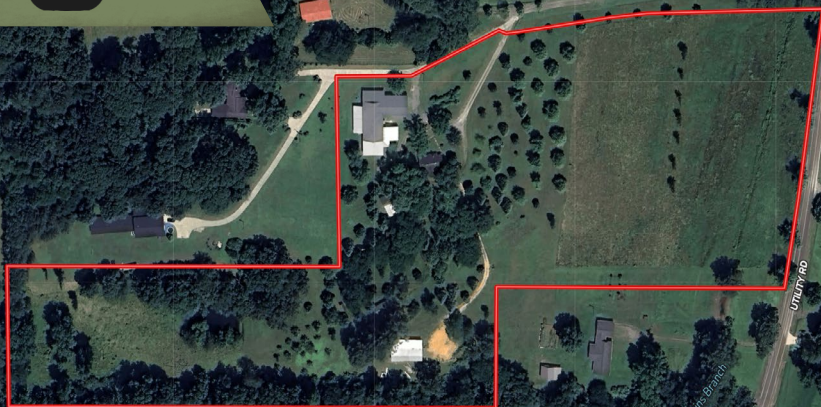
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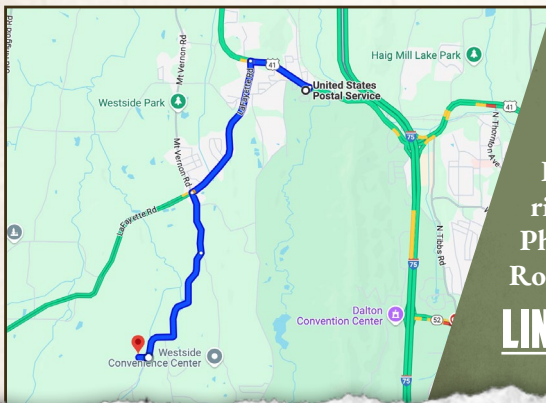
WHITFIELD COUNTY, GEORGIA

land id. LINK



Directions From the Postal Service in Rocky Face, GA: Head east toward Gateway Dr/Westgate Dr. Turn left onto US-41 N/US-76 W/Chattanooga Rd. Turn left onto GA-201 S/LaFayette Rd. Turn left onto Utility Rd. Turn right to stay on Utility Rd. Turn right. Physical Address: 2294 Coley Farm Rd Rocky Face, GA 30740

LINK TO GOOGLE MAP DIRECTIONS



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