

51.47 Acres on Butler Road – Tract 3
Tract 3 Butler Road
Franklin, GA 30217

\$349,900
51.46± Acres
Heard County



51.47 Acres on Butler Road – Tract 3
Franklin, GA / Heard County

SUMMARY

Address

Tract 3 Butler Road

City, State Zip

Franklin, GA 30217

County

Heard County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.195057 / -85.197887

Acreage

51.46

Price

\$349,900

Property Website

<https://www.garrettlandcompany.com/property/51-47-acres-on-butler-road-tract-3-heard-georgia/116434/>



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PROPERTY DESCRIPTION

Discover 51.4698 acres along paved Butler Road in Heard County, Georgia, offering a diverse combination of rolling terrain, elevated ridges, open areas, regenerating timber, established hardwoods, and a scenic creek. As the largest tract in this newly surveyed 11-tract offering, Tract 3 provides substantial acreage for a private country homesite, recreational retreat, hunting property, or simply room to enjoy the outdoors.

One of the property's standout features is the higher ridge toward the interior of the tract. From the elevated portions of the property, long-range views extend across the surrounding West Georgia countryside. An open field near the top of the ridge provides an especially attractive setting surrounded by established trees and additional acreage.

The property offers considerable variety as you move through it. Portions of the tract contain young growth and regenerating timber following a timber harvest approximately five years ago, while other areas feature established hardwoods and wooded corridors. Existing open corridors through portions of the acreage provide access through the property and showcase its changing terrain.

A scenic creek winds through the property, bordered in places by established hardwoods and creating another attractive natural feature for recreation and wildlife habitat. Combined with the property's acreage, wooded areas, open ground, elevation changes and interior privacy, Tract 3 offers excellent potential for hunting, trails and other outdoor uses.

Tract 3 has direct frontage on paved Butler Road and 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, floodplain and their intended use of the property.

The property is conveniently located within the Franklin and LaGrange area of West Georgia, with access to shopping, dining and everyday services while maintaining a private rural setting. West Point Lake recreation is also nearby.

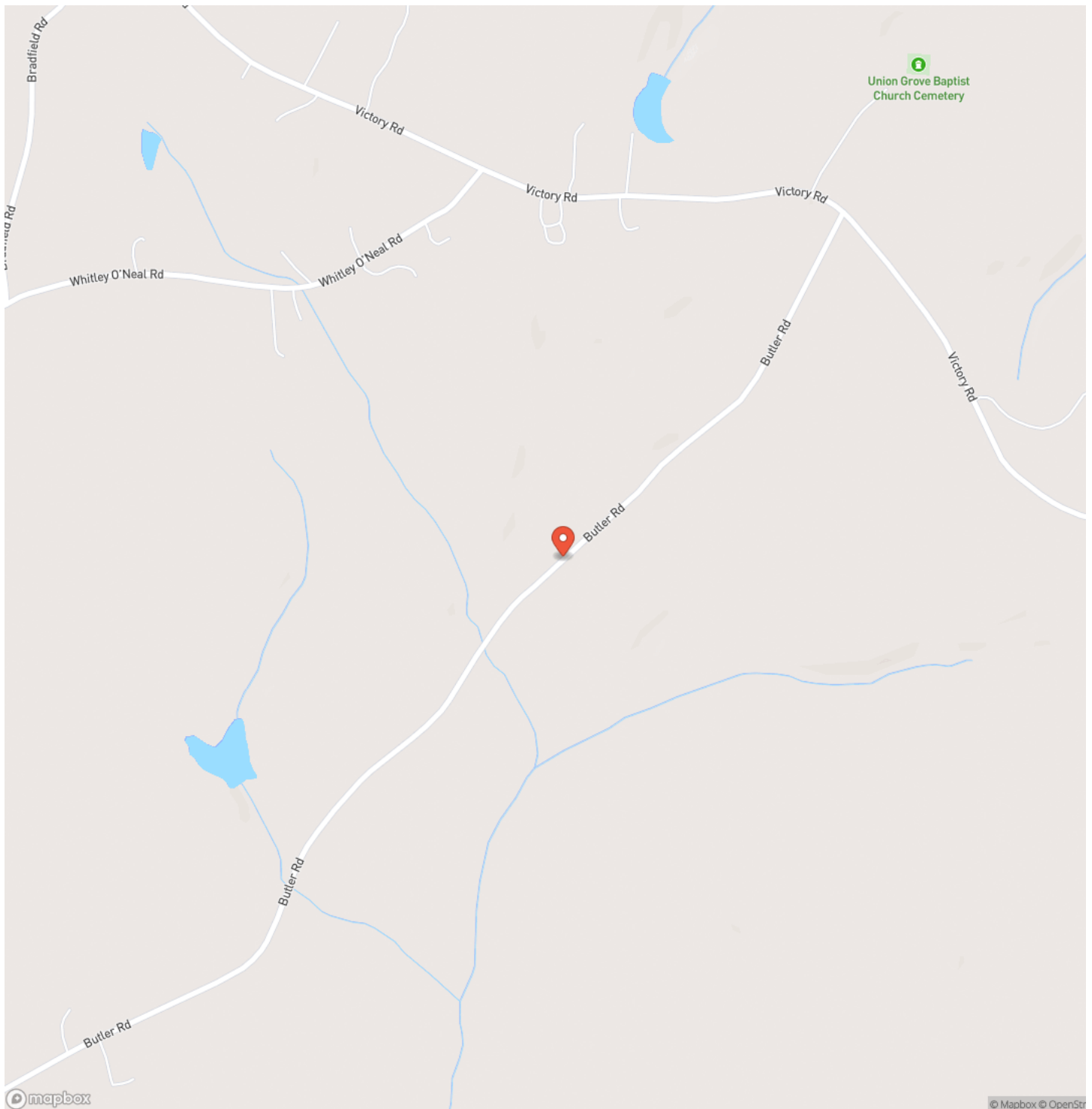
Tract 3 is part of a newly surveyed 11-tract offering along Butler Road and Victory Road, with individual properties ranging from approximately 7 acres to more than 51 acres. Additional tracts are available separately, providing buyers with several acreage, location and price options.



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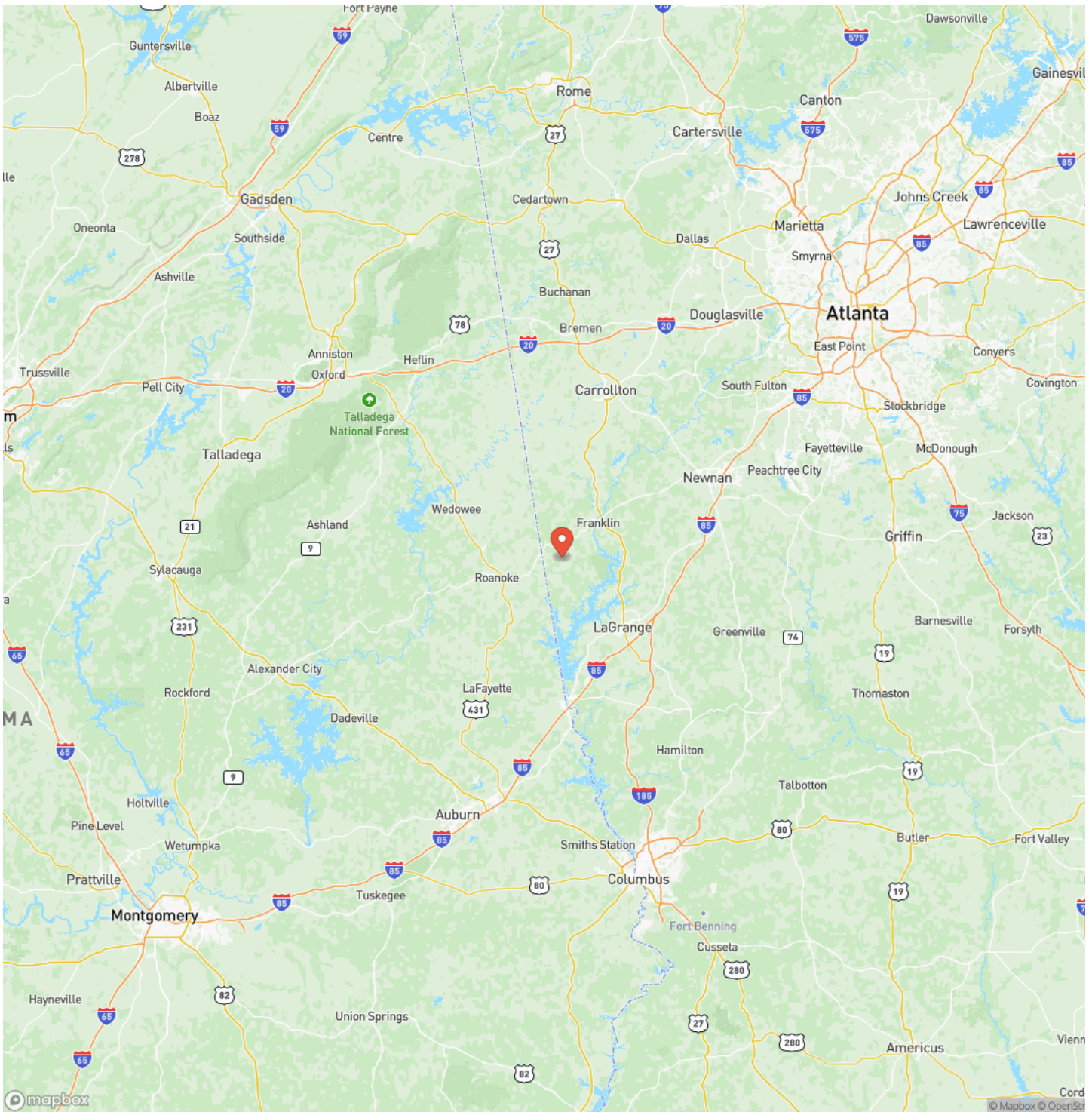
Locator Map



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Locator Map



MORE INFO ONLINE:

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

Satellite Map



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LISTING REPRESENTATIVE
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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, utilities, soils, septic suitability, zoning, and intended property use.



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