27.778 Acres on Butler Road, Franklin, Georgia 30217
Tract 4, 5, 6 Butler Road
Franklin, GA 30217

$189,900
27.778± Acres
Heard County







MORE INFO ONLINE:

https://www.garrettlandcompany.com/

SUMMARY

Address
Tract 4, 5, 6 Butler Road

City, State Zip
Franklin, GA 30217

County
Heard County

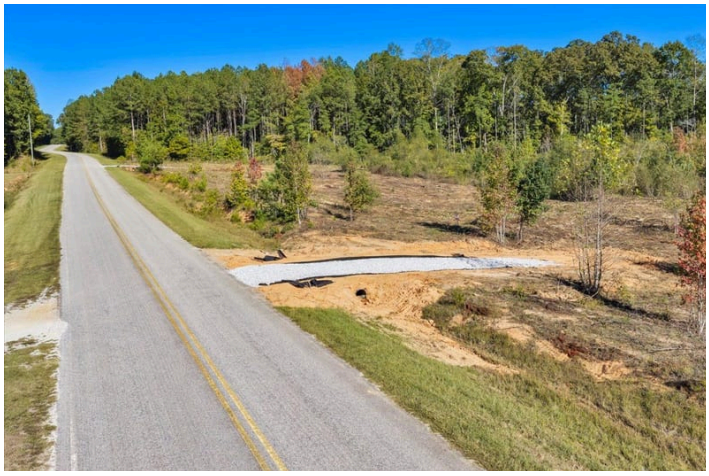
Type
Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude
33.19565 / -85.19693

Acreage
27.778

Price
$189,900

Property Website
www.garrettlandcompany.com







PROPERTY DESCRIPTION

Discover 27.778 acres of prime hunting and recreational land along paved Butler Road in Heard County, Georgia! Featuring rolling ridges, wooded areas, natural wildlife habitat, and cleared shooting lanes, this property offers an excellent opportunity for a private hunting retreat, weekend getaway, or outdoor recreational property. The mixture of mature hardwoods, regenerating timber, and open corridors provides opportunities for hunting, wildlife watching, food plots, recreational trails, and small-scale farming with appropriate land preparation.

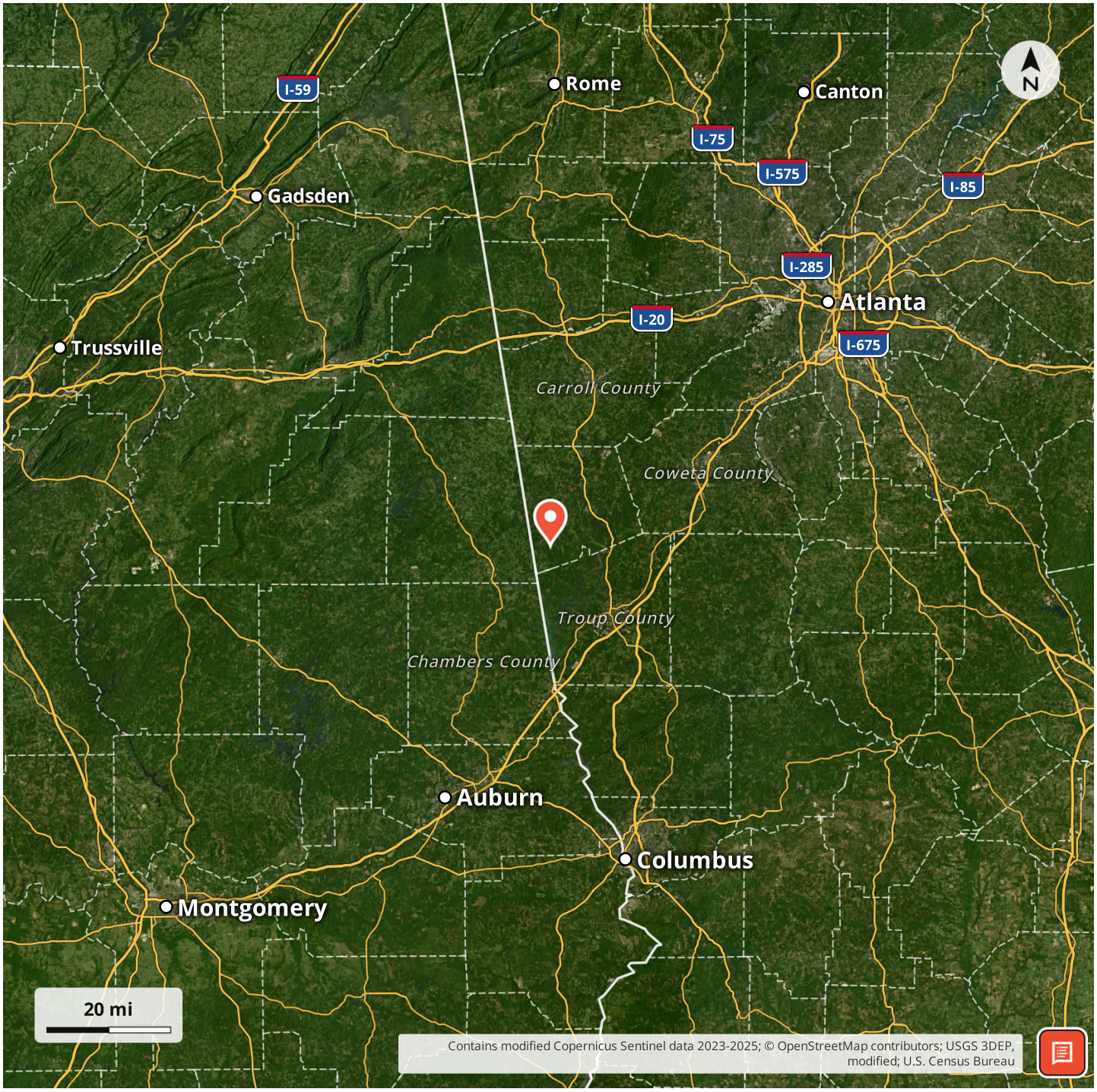
Beyond its recreational appeal, this property offers exciting possibilities for a private country estate or multigenerational family compound. Consisting of three adjoining, separately surveyed tracts (Tracts 4, 5, and 6), each with its own paved road frontage and installed driveway entrance, the property offers the potential for three individual homes, one on each tract, subject to county requirements and septic approval. Electricity is available along Butler Road; private wells and onsite septic systems will be required. Zoned A-1 Agriculture with no HOA or deed restrictions reported. Buyers should verify building requirements, soils, septic suitability, and intended uses.



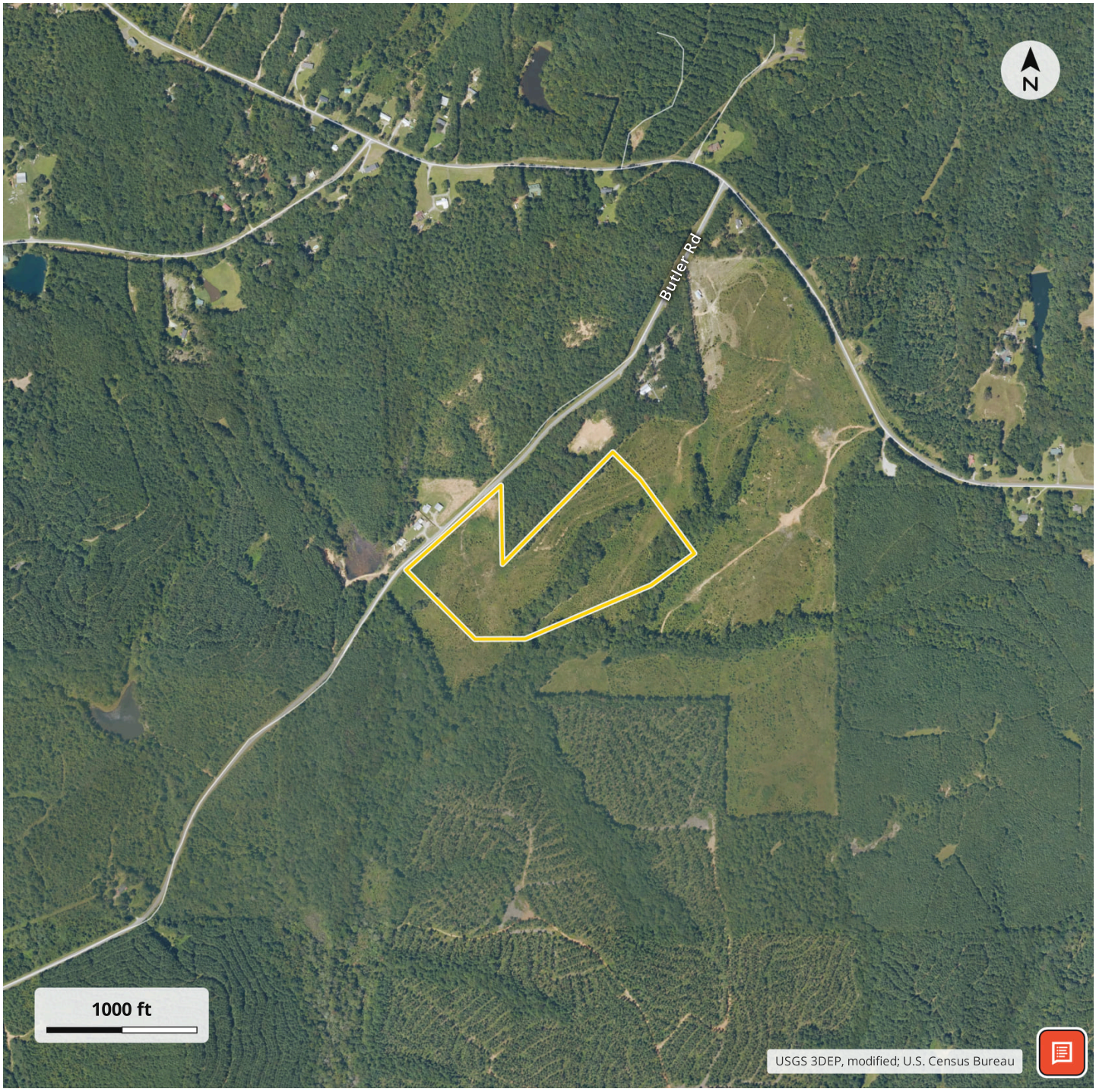




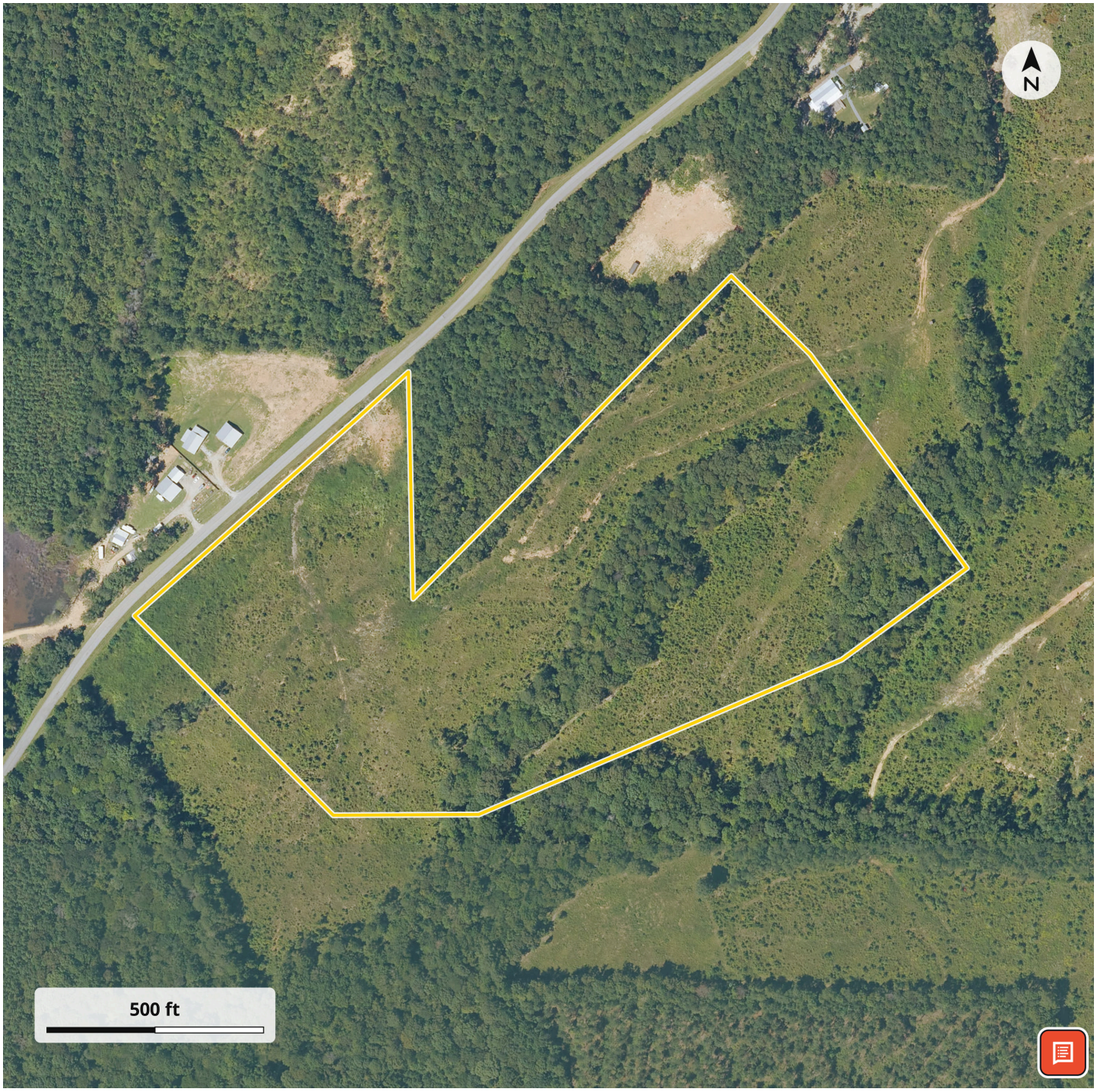

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Casey Garrett

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(678) 628-3301

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(678) 628-3301

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Address
910 Cartersville Highway

City / State / Zip
Rockmart, GA 30153

NOTES

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DISCLAIMERS

Tracts 4, 5, and 6 are part of a newly surveyed 11-tract offering recorded in Plat Book 18, Page 194, Heard County, Georgia records. New individual tax parcel IDs and tax assessments may be pending following subdivision. Cell service may be limited on-site; do not rely solely or phone GPS or online parcel boundary apps when locating property lines-refer to the recorded survey and field markers for boundary information. Accuracy of all information deemed reliable but not guaranteed; buyer and buyer's agent should independently verify acreage, boundaries, utility availability and connection requirements, well requirements, soils/septic suitability, zoning, and intended property use.

Garrett Land Company
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