17.225 Acres on Victory Road, Franklin, GA 30217
Tract 7 & 8 Victory Road
Franklin, GA 30217

$139,900
17.225± Acres
Heard County







MORE INFO ONLINE:

https://www.garrettlandcompany.com/

SUMMARY

Address
Tract 7 & 8 Victory Road

City, State Zip
Franklin, GA 30217

County
Heard County

Type
Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude
33.199081 / -85.189852

Acreage
17.225

Price
$139,900

Property Website
www.garrettlandcompany.com





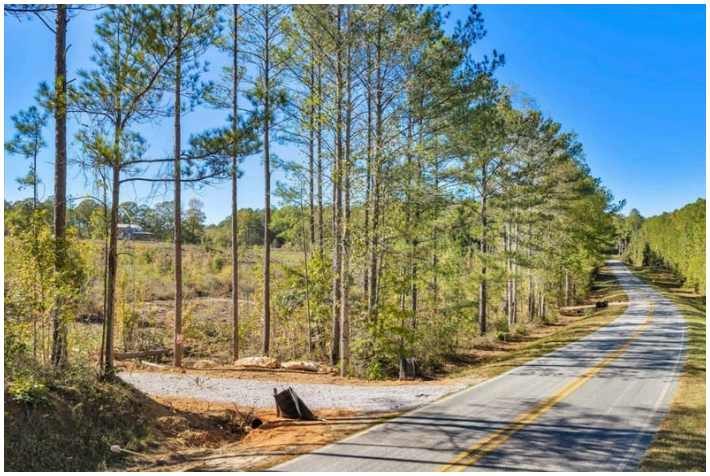


PROPERTY DESCRIPTION

Discover 17.225 surveyed acres of hunting and recreational land along paved Victory Road in Heard County, Georgia! Featuring rolling terrain, wooded areas, natural wildlife habitat, and open corridors, this property offers an excellent opportunity for a private hunting retreat, weekend getaway, or recreational property. The mixture of established trees, regenerating timber, and open areas provides opportunities for hunting, wildlife watching, food plots, recreational trails, gardening, and small-scale farming with appropriate land preparation.

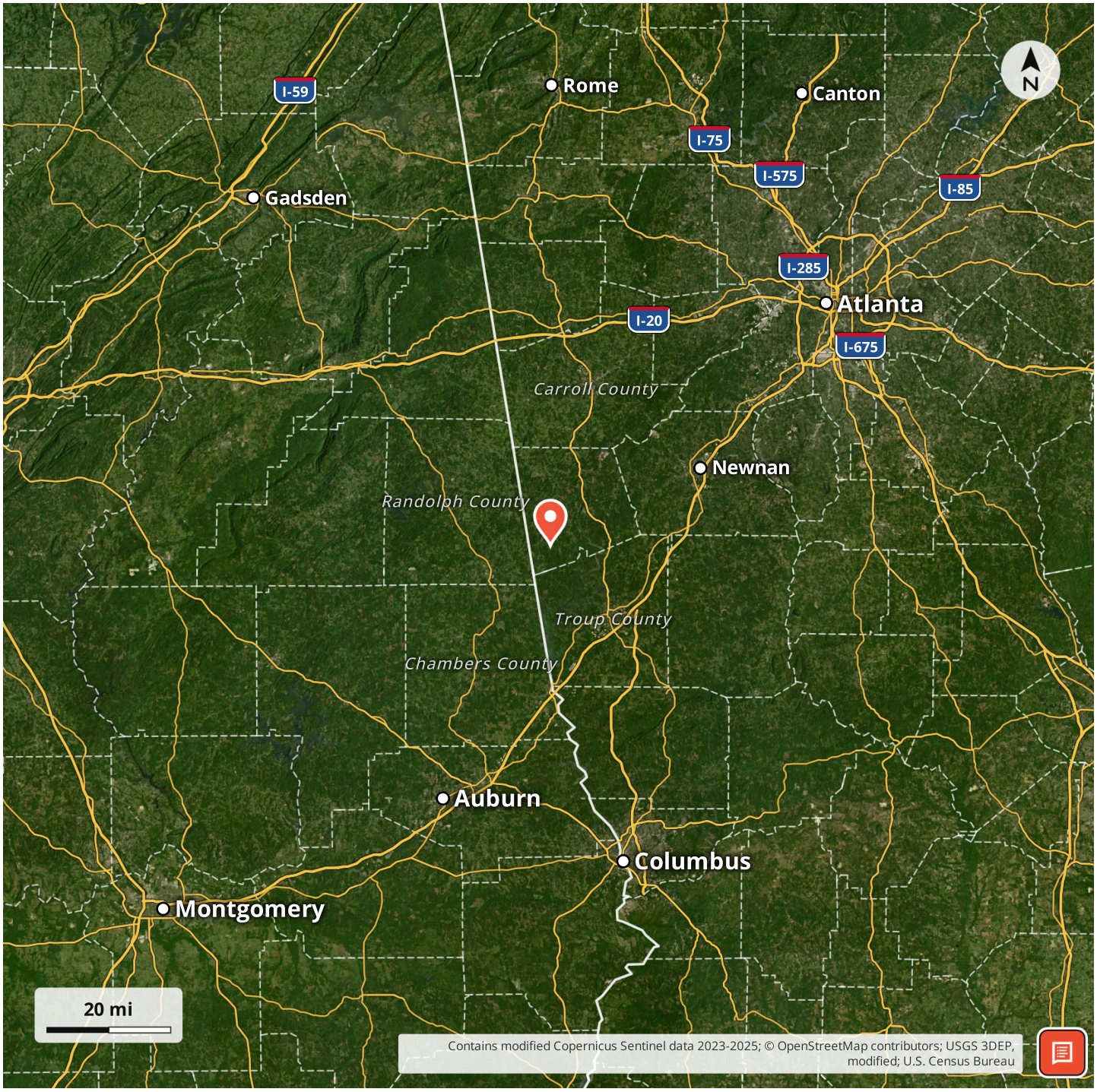
Beyond its recreational appeal, this property offers exciting possibilities for homesteading, building your dream country home, or establishing a multigenerational family compound. Consisting of two adjoining, separately surveyed tracts (Tracts 7 and 8), each with its owr paved road frontage and newly installed gravel driveway entrance, the property offers the potential for two individual homes, one on each tract, subject to county requirements and septic approval. Public water and electricity are available along Victory Road; 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, utility connections, and intended uses.



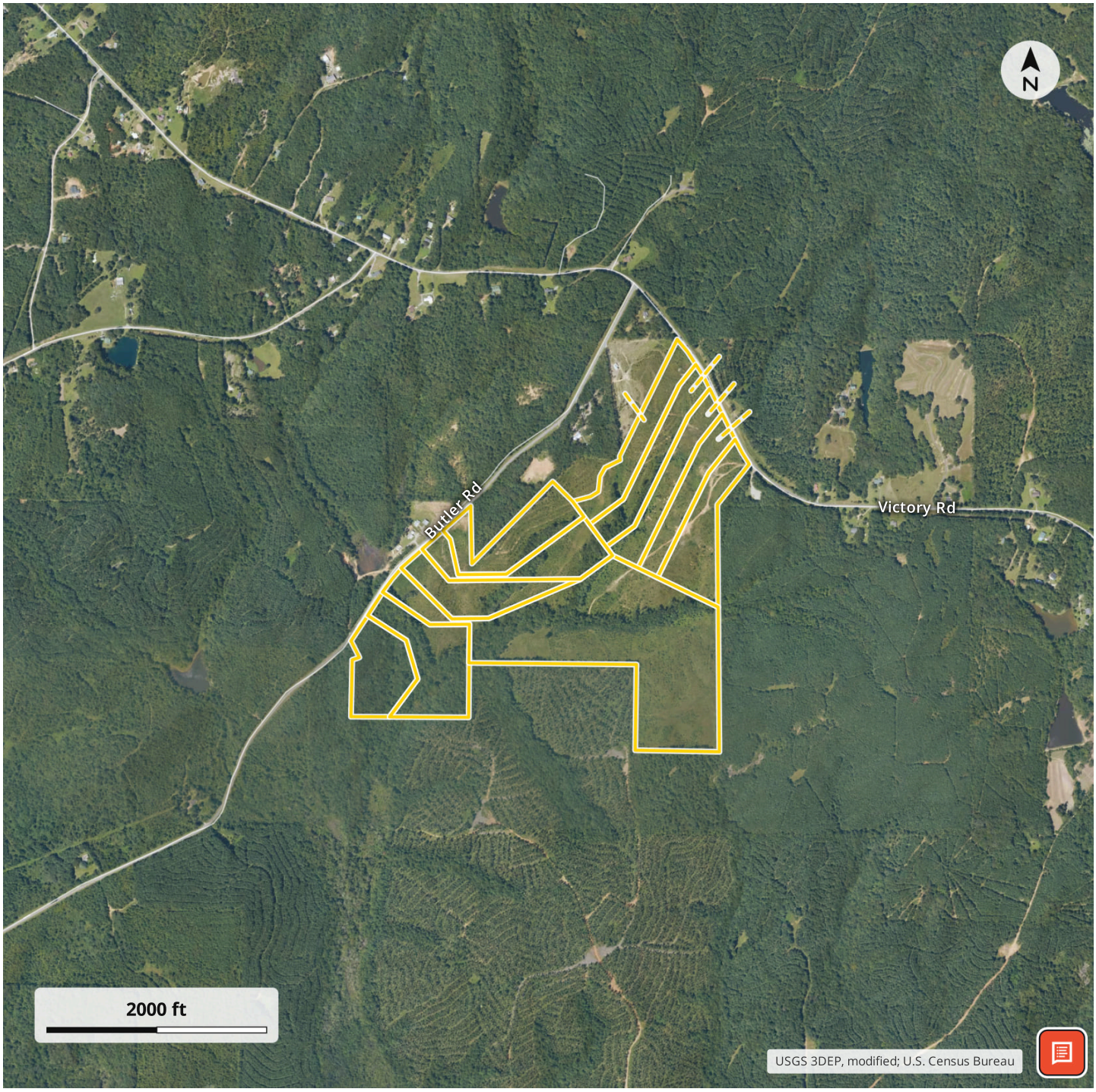





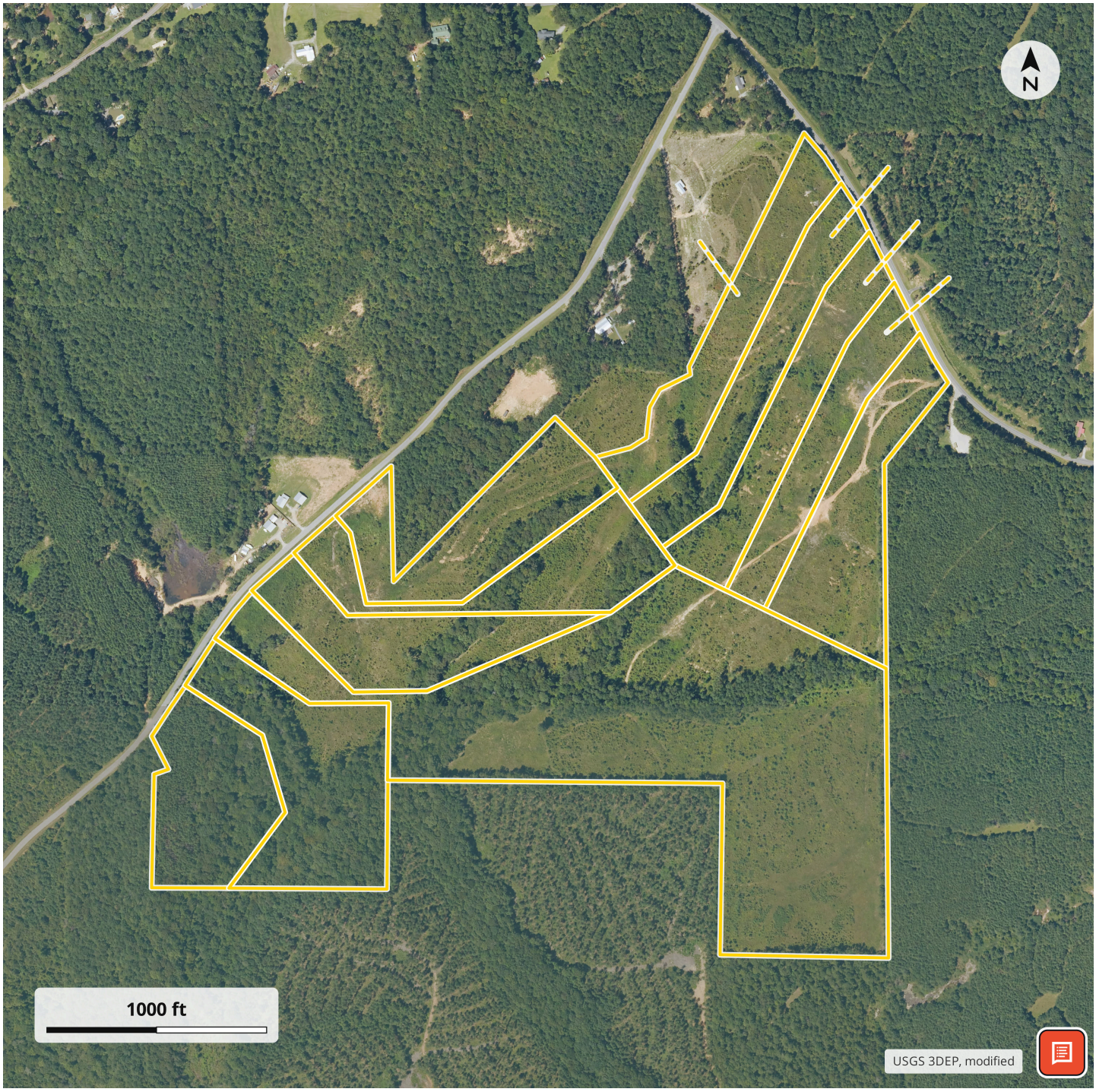
Regional Map



Locator Map


N
Butler Rd
Victory Rd
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
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Address
910 Cartersville Highway

City / State / Zip
Rockmart, GA 30153

NOTES

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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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