



\$ 430,000



2139 Williams Br Rd, Toccoa, GA 30577

- » MLS #: 8204732
- » Agriculture | Lot: 171.76 acres
- » 172 acres of 28 year old mixed timber with good access on paved road
- » Almost 1/2 of the property fronts on Leatherwood Creek
- » Deer, Turkey, Bear, squirrels, ducks, camping, hiking....
- » More Info: TimberTimeinFranklin.IsForSale.com



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Recreational or Timber - maybe even future development - this is a great tract of land with a creek around almost 70 percent of the property. 272 acres with deer, turkey, ducks, and plenty of room to roam. Internal road system, good paved road access to entry point, 25+ years of growth ready for the first thinning - what could be better?

How about being minutes to I-85, Commerce - Toccoa, or just over an hour to Atlanta or further up the road in Greenville? The timber does need thinning, then in 15 years be ready for your payoff with beautiful pole timber. It is possible!

