

**Land/Farm**#:3571218 **Active****Broker:**  
CLPJ01**Area:** 341

\$ 250,000

**Map:** 999a9[13452 FAIRMOUNT HWY SE](#)**Media:** 8**City:** FAIRMOUNT**State:**  
GEORGIA**County:**  
GORDON**Zip:** 30139-2414**House:** Yes**Yr Built:** 1948**Age Desc:** Resale**Total Bdrms:** 3**Lake Name:** NONE**Waterfront:****Total Fbaths:** 1**Main Dwell Stories:** 1 Story**Elem:** FAIRMOUNT**Total Hbaths:** 0**Main Dwell Style:** Bungalow**Middle:****Price/Acre:** \$ 0**High:** SONORAVILLE**Directions:** From Corner of Hwy 515 & Hwy 53: Go L onto Hwy 53 West 13.5 miles towards Fairmount. Property is on R, directly across from Gibson Rd. SE. From 411 @ Hwy 53: Go 2.8 mi E. Prop. on L.**Public Remarks**

GREAT 10+ACRE PROPERTY WITH 800 FT.HWY.FRONTAGE. LEVEL TO GENTLY SLOPING, HALF WOODED HALF PASTURE. SEVERAL BIG HARDWOODS, WALNUTS & SYCAMORE TREES SURROUND THE FAMILY FARMHOUSE. COZY PINE PANELING & SHEETROCK. THIS NEAT AS A PIN 3BD/ 1 BA HOME HAS A DINING ROOM & ENC. BACK PORCH.

**Features****Bedroom Desc:** Bdrm On Main Lev**Bathroom Desc:** Other**Current Classification:** Undev/Zoned Agri**Present Use:** Residential**Possible Use:** Cattle, Crops, Dairy, Horses, Poultry, Residential, Other**Setting:** Other**Road Type:** Paved, State Highway**Road Surface:** Black Top**Dwelling Rooms:** Sep Dining Room, Sep Living Room**Water:** None**Current Zoning:** AG**Total Acreage:** 10.81**Lot Dimensions:** 10.805 Acres**Other Descriptive Information****Hcap - 32 inch or + doors****Vege - Improved Pasture****On Site Util - Pub Water****Improv - Misc Outbldgs****Vege - Partially Wooded****On Site Util - Sept Tank****Sale Opt - Other****Storage - None****On Site Util - Telephone****Trans - None****Topo - Rolling****On Site Util - Water****Tmbr - Hardwoods****On Site Util - Cable TV****Docs@Office - Legal Desc****Tmbr - Mixed****On Site Util - Electric****Docs@Office - Plat****Legal, Financial & Tax Information****Tax ID:** [128-036](#)**LandLot:** 44, 45**District:** 23**Section:** 2**Plat Book/Page:** 35/170**Tax/Tax Yr:** \$824/2006**Proposed Finance:** Cash**Special:** None**Assumable:** NoThu, Sep 27, 2007  
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Requested By: [SUSAN KNIGHTON](#)