



51 Goldens Crk Cir, Warrenton, GA 30828

**\$975,000**

Wild Onion Farms

Land | 151.59 acres



Brad Merry  
GA 393044  
706.833.3191

Listing Added: 08/27/2024

Listing Updated: 09/09/2024

**BLANCHARD  
AND  
CALHOUN**  
REAL ESTATE CO.  
**COMMERCIAL**

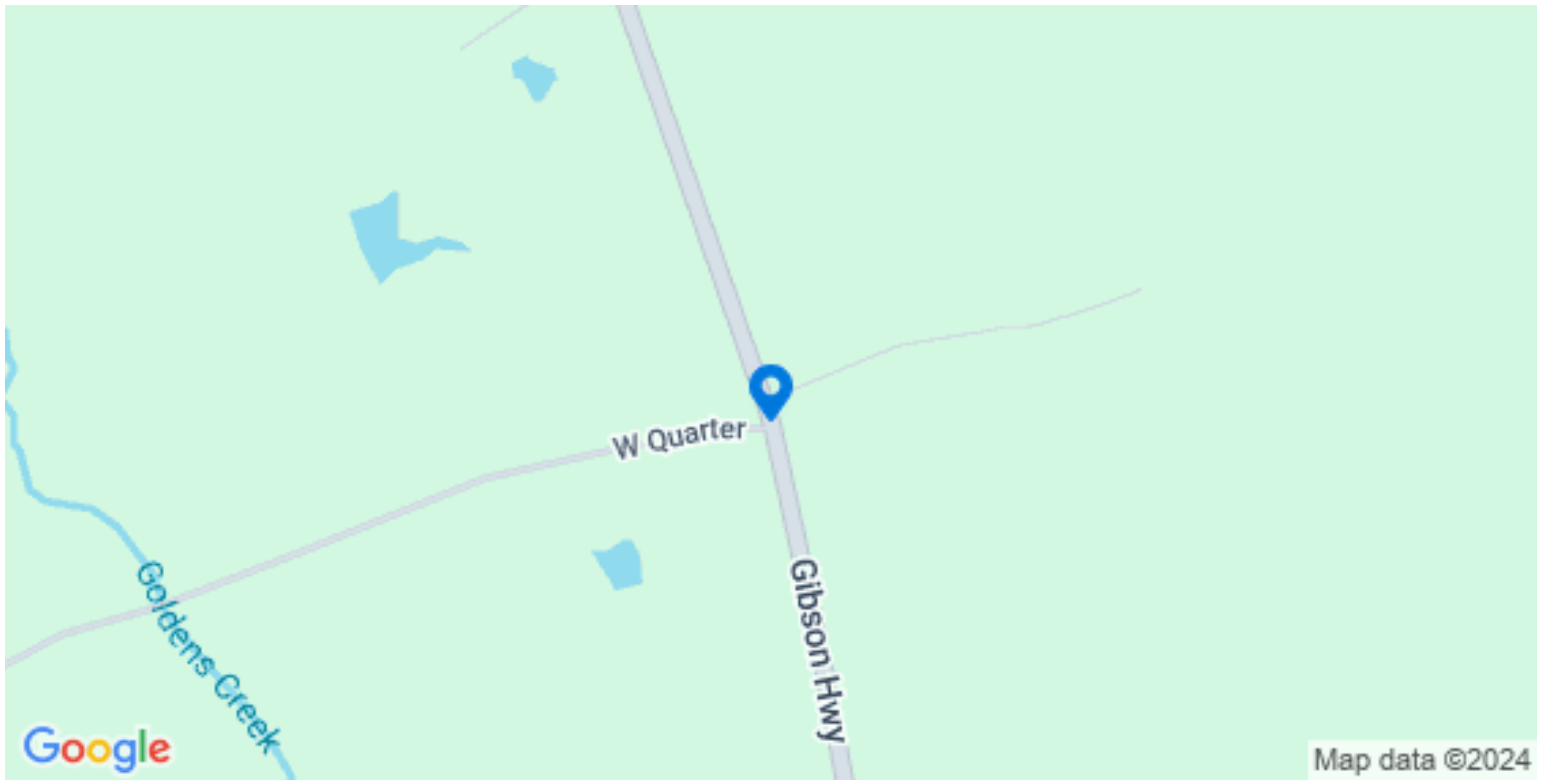
### Details

Asking Price	<b>\$975,000</b>	Property Type	<b>Land</b>
Subtype	<b>Agricultural, Hunting/Recreational</b>	Permitted Zoning	<b>V5</b>
Lot Size (acres)	<b>151.59</b>	Price/Sq Ft (Land Value)	<b>\$6,500/SF</b>
Price/Acre (Land Value)	<b>\$6,500/acre</b>	Broker Co-Op	<b>Yes</b>
APN	<b>050 007</b>	Ownership	<b>Fee simple</b>

### Marketing Description

Sale includes a 17-acre dove field with 10' high electric fencing. 1000' on Goldens Creek. 2 ponds with bass, bream, and crappie. Great deer, turkey, dove, and duck hunting. Established food plots. Farm is currently planted in peanuts on the north and south side. Farm is also protected on the North side by a rock quarry, and on the South side by a 400 acre solar farm. Fun fact is that this was the last mule plowed farm in Georgia. Great soils, freshly limed and fertilized. 40 minutes from Augusta, and 100 miles from Atlanta. Newly planted fruit trees, and chestnut oaks. Great Road system. Deer are corn fed year round.

### Location (1 Location)



Property Photos (14 photos)

