

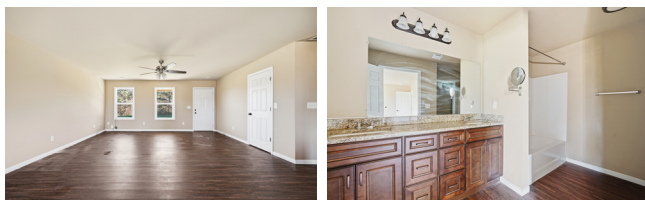
# FOR SALE

677 Holcomb Road  
Dawsonville, GA • 30534



## 23 ACRES | POULTRY FARM & RESIDENCE | TURNKEY AGRICULTURAL INVESTMENT

Nestled in the rural countryside of Dawsonville, Georgia, this well-maintained ±22.92 acre poultry farm offers a strong blend of income potential and rural living. The property features excellent access off Holcomb Road, features six (6) broiler houses, a comfortable single-family residence, and multiple support structures all within minutes of downtown Dawsonville. This property represents an excellent opportunity for poultry producers, investors, or rural buyers seeking a productive farm with modern improvements and quality residential amenities.



### PROPERTY OVERVIEW

CATEGORY	DETAILS
BROILER HOUSES	<ul style="list-style-type: none"><li>• Six (6) houses, all built in 2000</li><li>• Each 40' x 500' (20,000 SF per house) totaling 120,000 SF of poultry production space</li><li>• Clear-span construction with concrete foundations and galvanized metal siding.</li><li>• 8' sidewalls, gable roofs, and fiberglass insulation</li><li>• Each house includes an 8' control room, concrete feed bin pads, and load-out areas.</li><li>• Upgrades include insulated curtain walls and efficient ventilation systems.</li><li>• Well-maintained and in average overall condition, ready for continued production.</li></ul>
MAIN RESIDENCE	<ul style="list-style-type: none"><li>• Built in 2018</li><li>• ±1,580 Total SF</li><li>• Single-story home</li><li>• 3 Bedrooms / 2 Baths with open floor plan</li><li>• Vinyl siding exterior, asphalt shingle roof</li><li>• Three-sided carport</li></ul>
LAND & LOCATION	<ul style="list-style-type: none"><li>• 22.92± total acres</li><li>• Mix of pasture and wooded acreage with paved frontage on Holcomb Road and Biddy Lane</li><li>• Located 7.5 miles west of downtown Dawsonville in a quiet, agricultural setting</li><li>• Agricultural-Residential zoning with limited floodplain (≈4 acres of Zone A)</li></ul>
ADDITIONAL IMPROVEMENTS	<ul style="list-style-type: none"><li>• Stackhouse with contributory value of \$105,000</li><li>• Office/Generator building and storage shed with lean-to for operational support</li></ul>

#### FOR MORE INFORMATION:



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