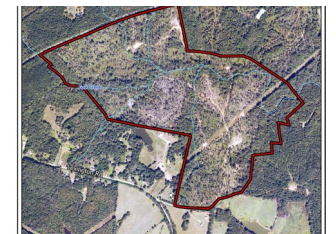


Fork Creek Farm



246.08 Acres | 275 Emma Cooper Road | Madison Co, GA | 30627

Southern Land Exchange is proud to present this large acreage tract in Madison County. This is one of very few if not the only land tract of 200+ acres on the market as of today. The property consists of +/- 246 acres and is made up of predominately mature hardwoods. The property was originally very thick and not extremely accessible. The owner removed most of the pines, leaving all the hardwoods which are present throughout the entire tract. This opened up the property and improved the overall aesthetics. Significant improvements were also made to the internal road system and creek crossings. Additionally, there is a new 40x60 pole barn on the property for equipment storage. The owner ran power to property entrance. This is a multifaceted property and would make an excellent recreational retreat. With over 5,000ft of frontage on Fork Creek, the property is called Fork Creek Farm for a reason! Fork Creek is no small body of water. Over 20ft wide at parts and amazing shoals and waterfalls make it a must see and a very special part of this property. The property has 700 ft of frontage on Emma Cooper Road, as well as 3,000ft of active CSX rail frontage. Other investment possibilities include potential industrial use and commercial poultry use. The property is currently zoned A1 for poultry, however with large adjoining industrial tracts, there is potential for a rezone to industrial as well. Reach out today for more information or to schedule your private showing.

Travis Ebbert

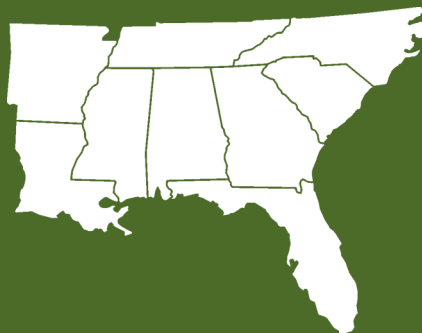
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**Southern
Land Exchange**