



Land » For Sale

112.23 +/- Acre Farm For Sale

565 BANKS ACADEMY ROAD, CARNESVILLE, GA 30521

THE SIMPSON COMPANY OF GEORGIA, INC.
425 Spring Street, Suite 200
Gainesville, GA 30501
O: 770.532.9911

OTIS RYLEE
Sales Associate
770.532.9911
otis@simpsoncompany.com

Executive Summary

112.23 +/- ACRES FOR SALE
565 Banks Academy Road, Carnesville, GA 30521



OFFERING SUMMARY

Sale Price: \$695,000

Lot Size: 112.23 Acres

PROPERTY HIGHLIGHTS

- 112.23 +/- acre farm for sale
- Land lays extremely well
- Road system in place for ATV
- Established food plots
- Brand new shed just installed
- 3 Bed/2 Bath, 2,300 +/- SF residence
- Home completely remodeled
- Owner may subdivide
- Open to offers

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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

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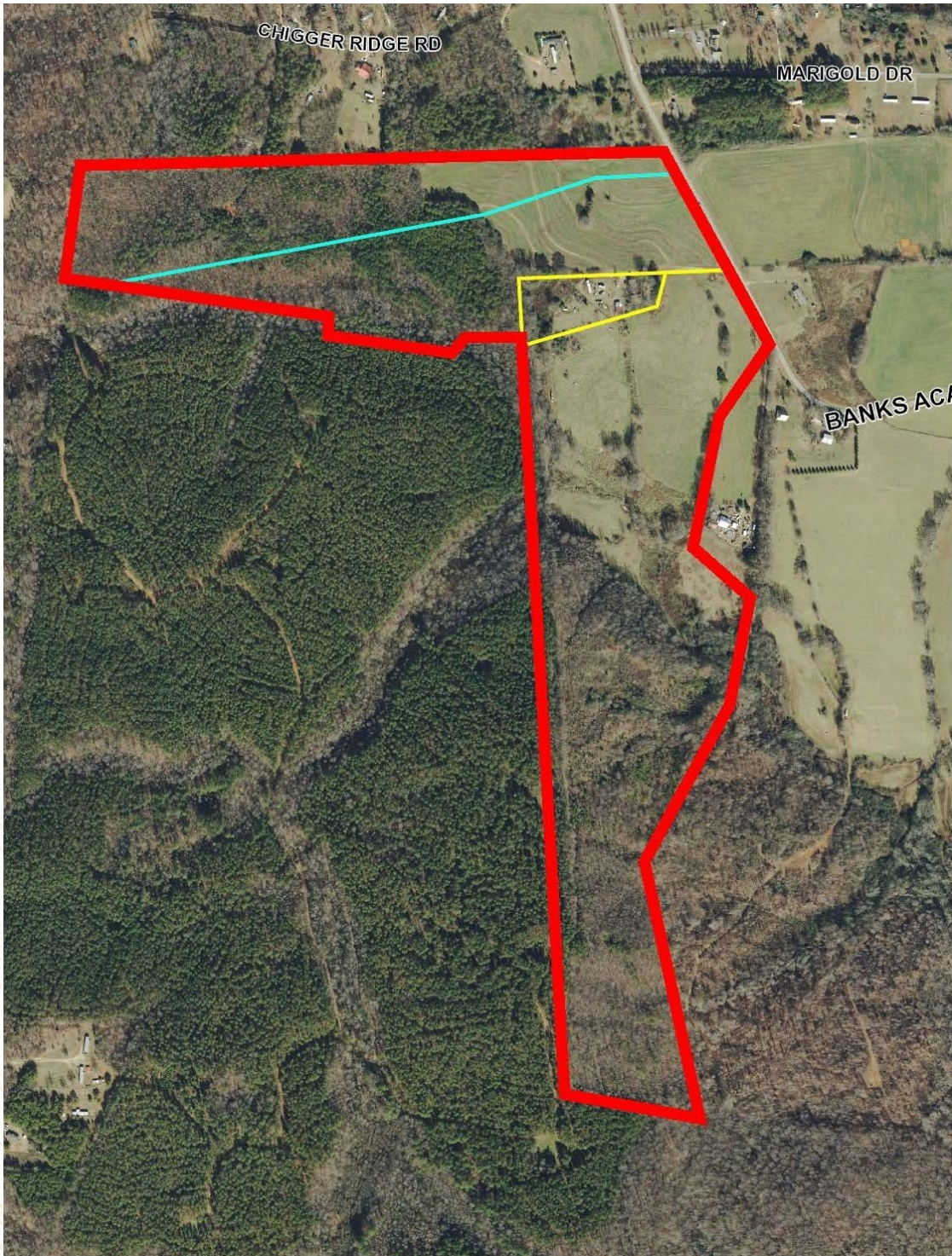
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Aerial Map

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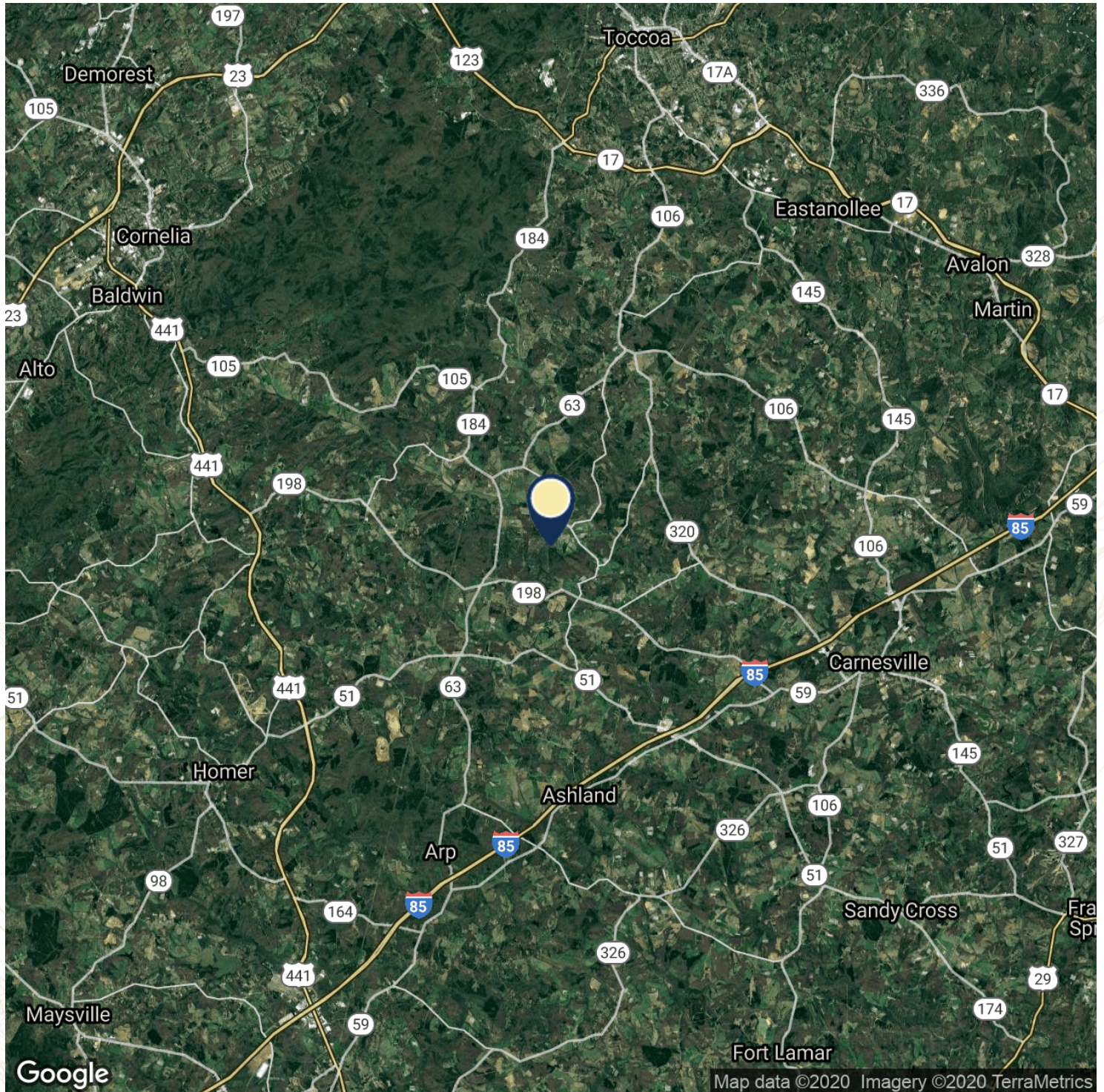
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Location Maps

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Property Description

112.23 +/- ACRES FOR SALE
565 Banks Academy Road, Carnesville, GA 30521

PROPERTY DESCRIPTION

The Banks Academy Road farm in Carnesville/Franklin County offers the potential buyer a truly beautiful place to call home. The hay fields at the front of the property gently roll and yield multiple cuttings per year while the woods, creek and food plots at the property offer a hunting retreat in your backyard.

The residence was completely stripped down to the studs and remodeled in the last 18 months to the gorgeous farmhouse-style ranch home that you see today. During the remodel, the seller spared no expense. Plumbing, HVAC, electrical, and the roof were all replaced. In addition, new spray foam insulation was installed in the walls and roof line. The kitchen, bathroom, bedrooms, bathrooms, flooring, tile and tubs/showers are all-new, and the garage was converted into a separate storage room/kid's play area. The porches were added for your morning coffee sessions and your evening rocking chair porch-sitting times.

Outside, the seller has installed a new shed to keep equipment, feed & seed and tools & supplies dry. There is also a shooting area for handgun and rifle practice. Lastly, there is an established ATV trail at the property which is used to access the wooded areas and hunting spots on the property. The home is also shaded by large old-growth trees which provide both curb appeal and shade to the property.

Lastly, the Banks Academy Road farm offers the potential buyer and his or her family their own personal retreat that is "close but not too close." Downtown Carnesville is around 10 minutes away, Toccoa & Commerce are a short 20-minute drive, Athens & Gainesville are less than 45 minutes away, and Atlanta and Greenville both can be reached via I-85 or I-985 in just over an hour.

Overall, the Banks Academy Road farm is perfect for those who want to relax and enjoy the country while still being connected to the rest of the world. Make the time to tour this property. You will be glad that you did!

Broker Profile



Presented by:

Otis Rylee

Sales Associate

otis@simpsoncompany.com

The Simpson Company of Georgia, Inc.
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www.simpsoncompany.com

P: 770.532.9911

F: 770.535.6622

The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

