

FOR SALE ±1,287 ACRES

ROME/ROCKMART, GA 30173

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PROPERTY DESCRIPTION

CBRE is pleased to present the unique opportunity to purchase ±1,287 acres in Floyd and Polk counties. If you like to hunt deer, turkeys, dove, ducks, and the occasional wild quail covey, this is the property to see. Anyone involved in the equestrian lifestyle should also take a look as the barns and fence are already in place. The owners have harvested 170 inch deer on the property and continually have success in the turkey woods. The road system is incredible on the property and quality management of timber and wildlife is readily apparent. The owners elected to plant longleaf pine in one section of the property, which shows their long term vision for the property. There is an existing bunk house with large garage, giant smoker, and party pavilion well located on the property. There is already about half a mile of high fence in place and ample acreage if there is a desire for a fully high fenced operation. Above one of the ponds is a deer cooler with several connected garages for farm equipment and toys. There are also RV and camper hookups along with grilling stations in this area. Down the hill from the "campsite" is a high quality rifle range and the powerline running through the property allows for land range targets. Silver Creek runs through the property and there are numerous established food plots and high quality hunting blinds.

Property Size	±1,287.36 acres
Location	Brice Station Road Silver Creek, GA 30173 Floyd and Polk Counties
Topography	Rolling
Zoning	A-R, Agricultural Residential
Improvements	4 bedroom-3 bath main house with gazebo, pool, man cave, and gun room. 1 bedroom-1 bath guest house. Horse barn with 6-8 stalls, pole barn, enclosed equipment barn, deer cooler, and shooting range. Camp site for 4-5 RV/trailers with hook ups. Three 3 bedroom-2 bath rental homes
Utilities	Power and water utilities available subject to independent verification
Price	Contact Broker for pricing guidance

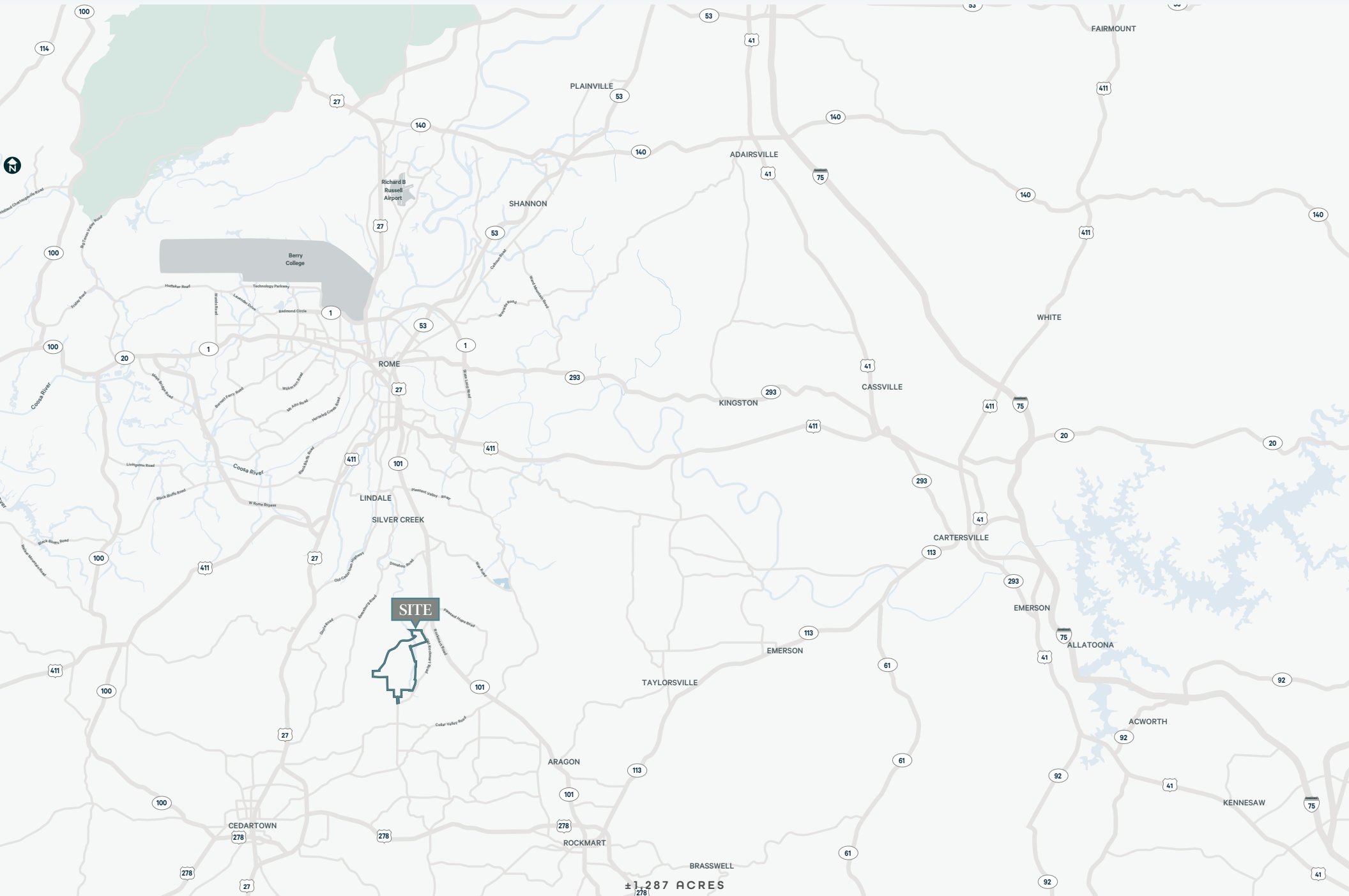
The hunting preserve has at least four access points and is divided partially by a rail line. There are ±143 acres across the tracks which boasts a beautiful home and several barns and equipment buildings. The home has a high-end pool with pavilion and the newest barn is as nice as any you will find. This property and the improvements can all be purchased together or divided from the larger tract. There are three rental homes on the southern end of the hunting preserve, which all have current tenants. There is a conservation easement in place on the majority of the hunting preserve, but it allows three dwellings to be constructed including one large building for guests. The property is an easy weekend getaway with an hour and ten minute trip from Truist Park.



±1,287 ACRES

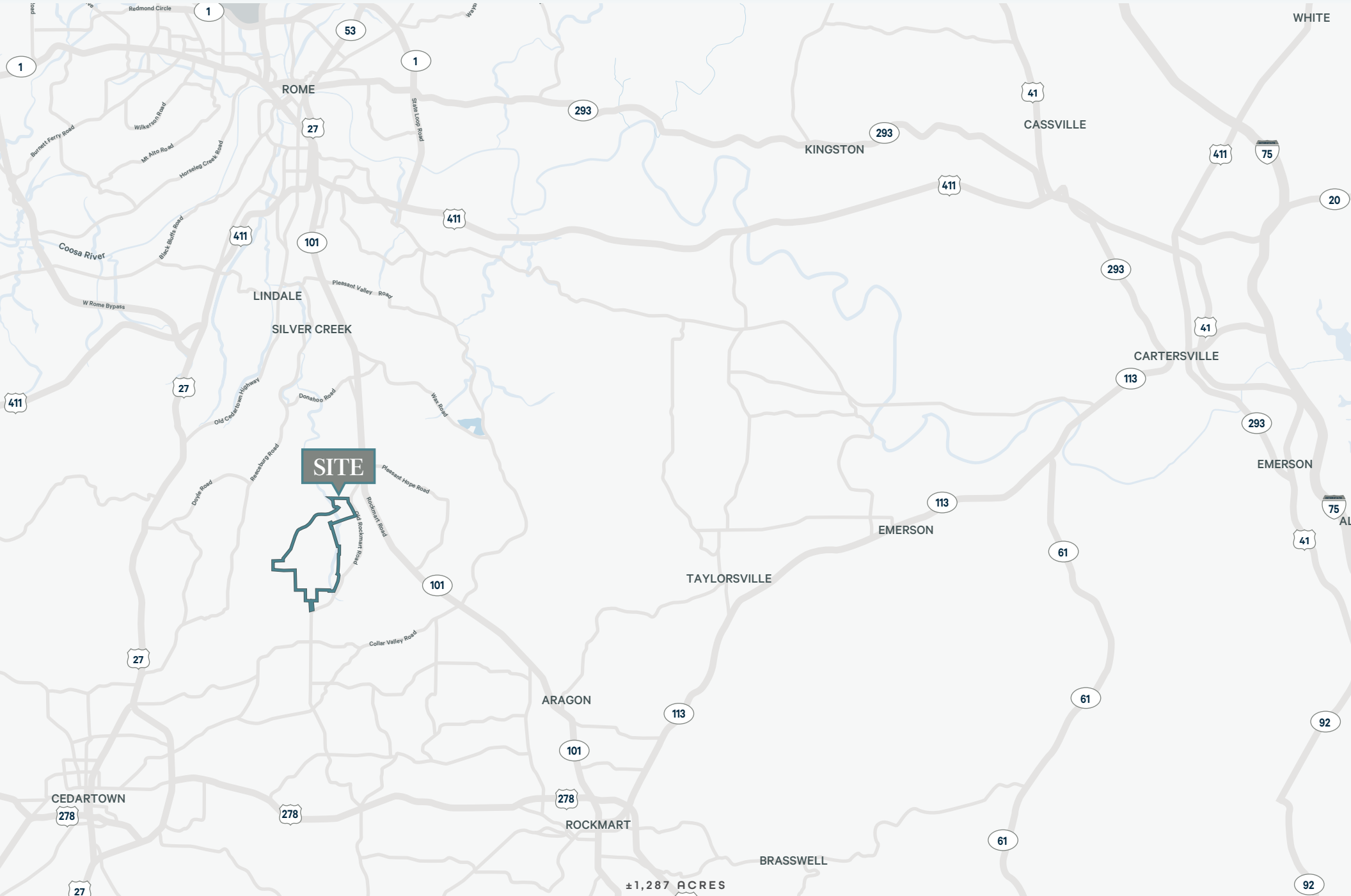


LOCATION MAP



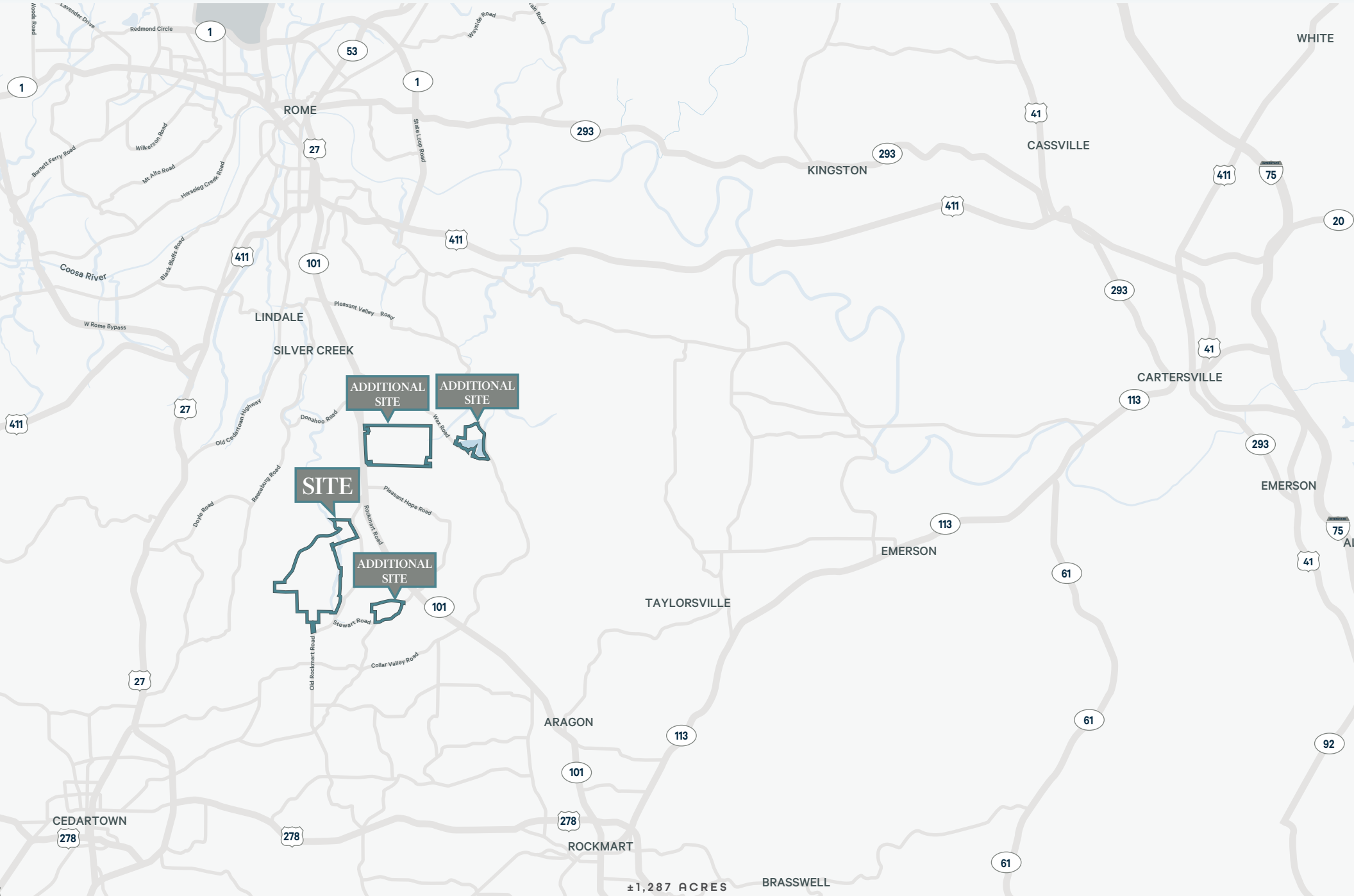
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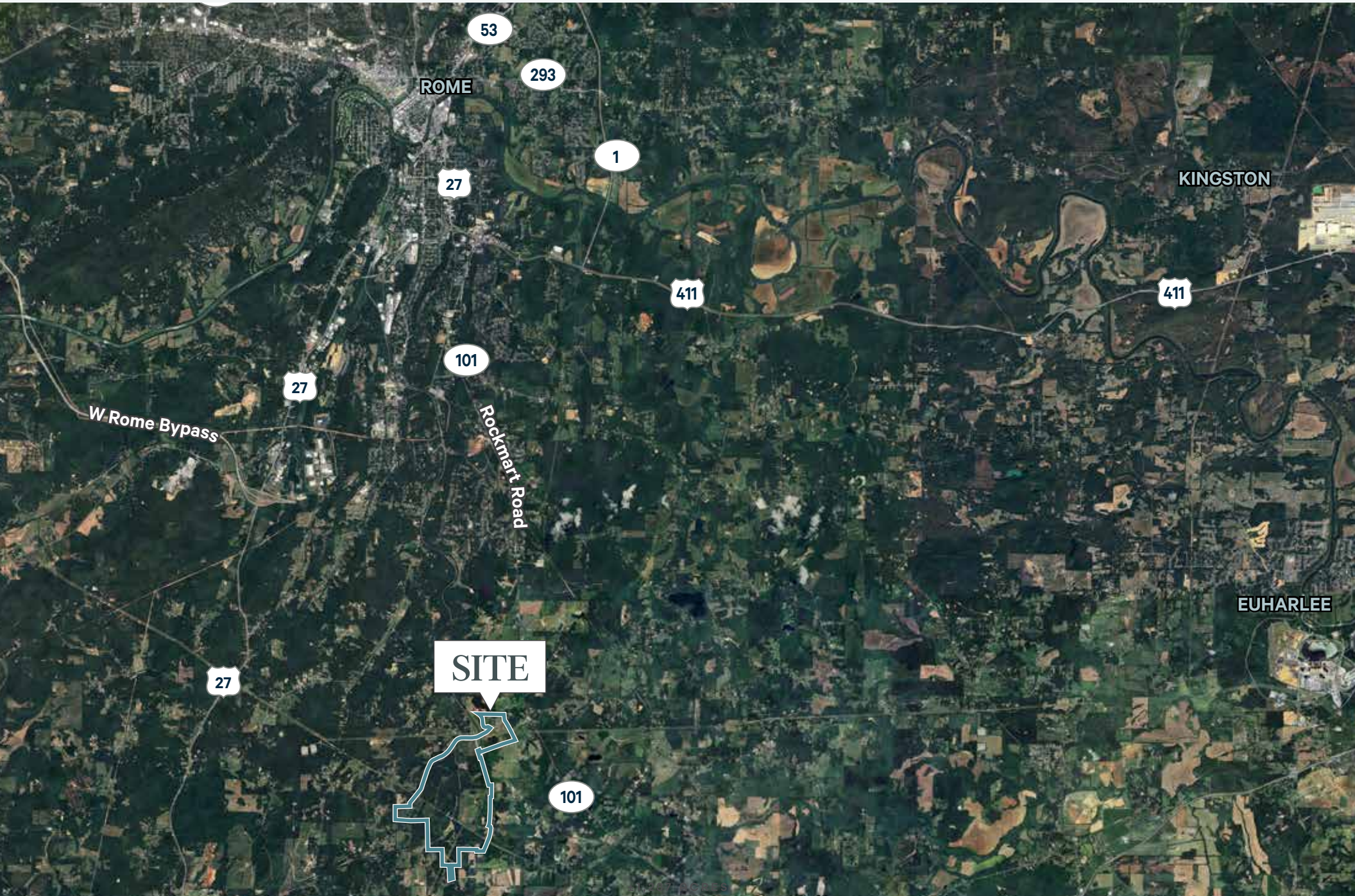
LOCATION MAP

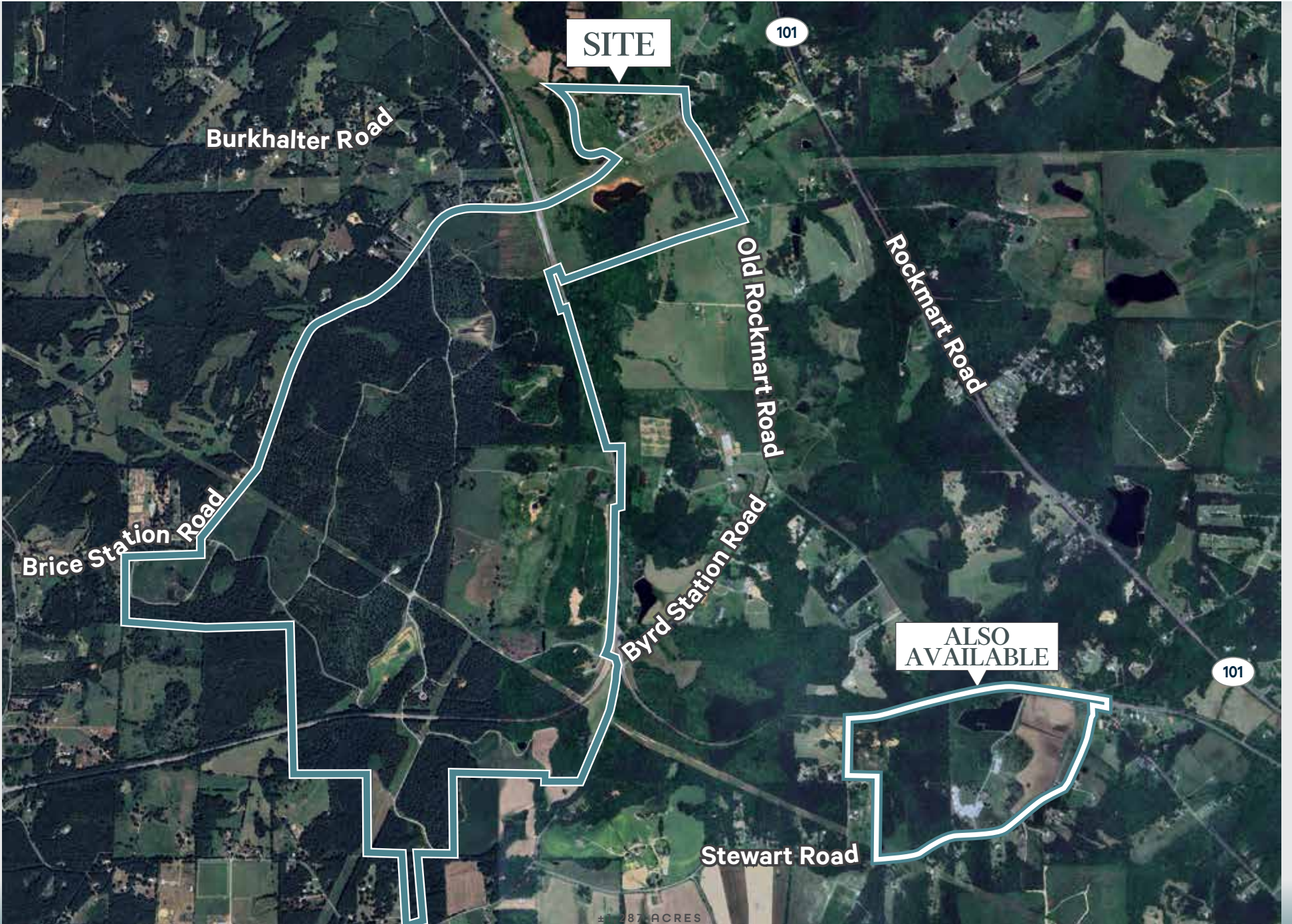


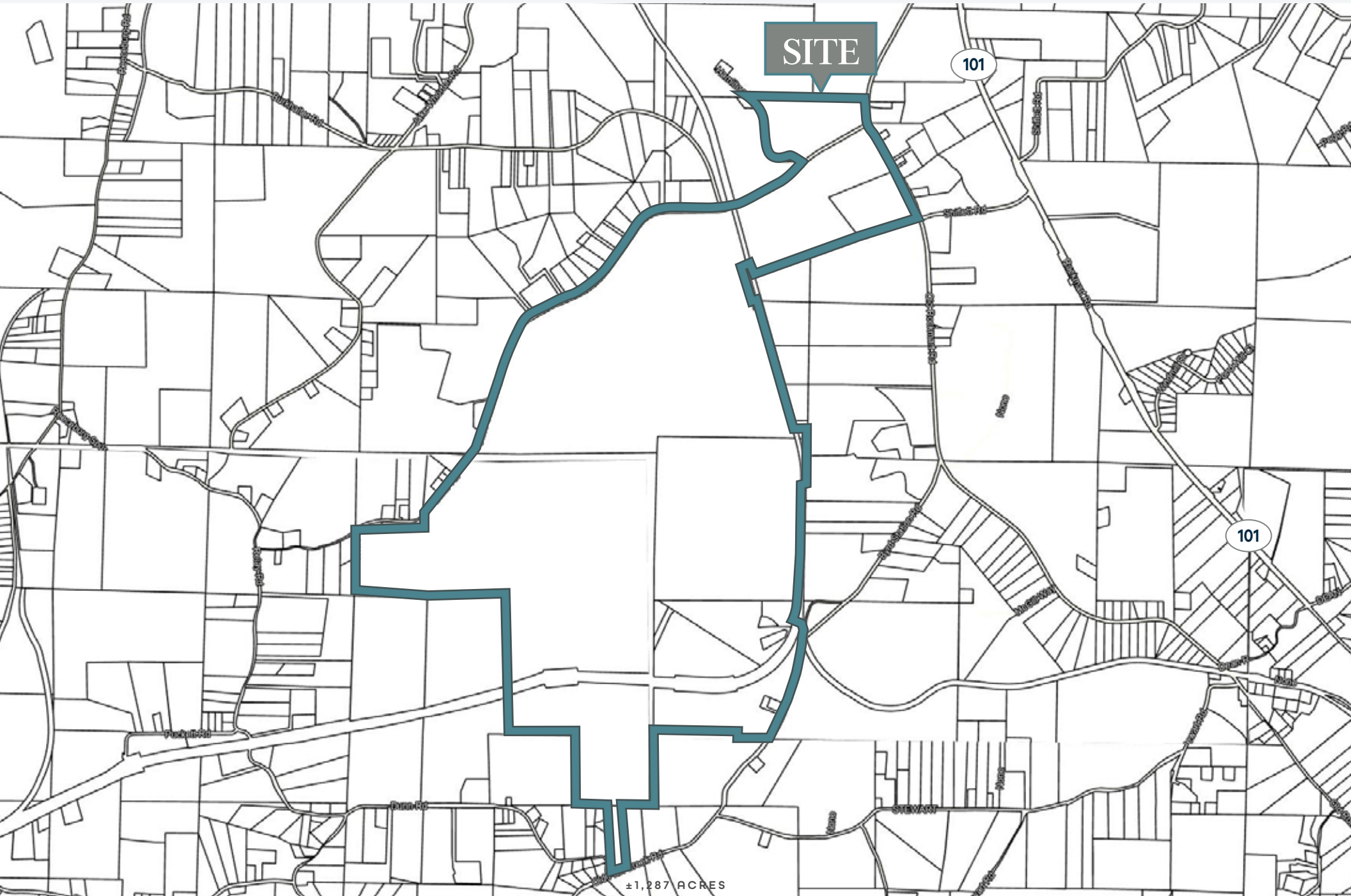
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LOCATION MAP



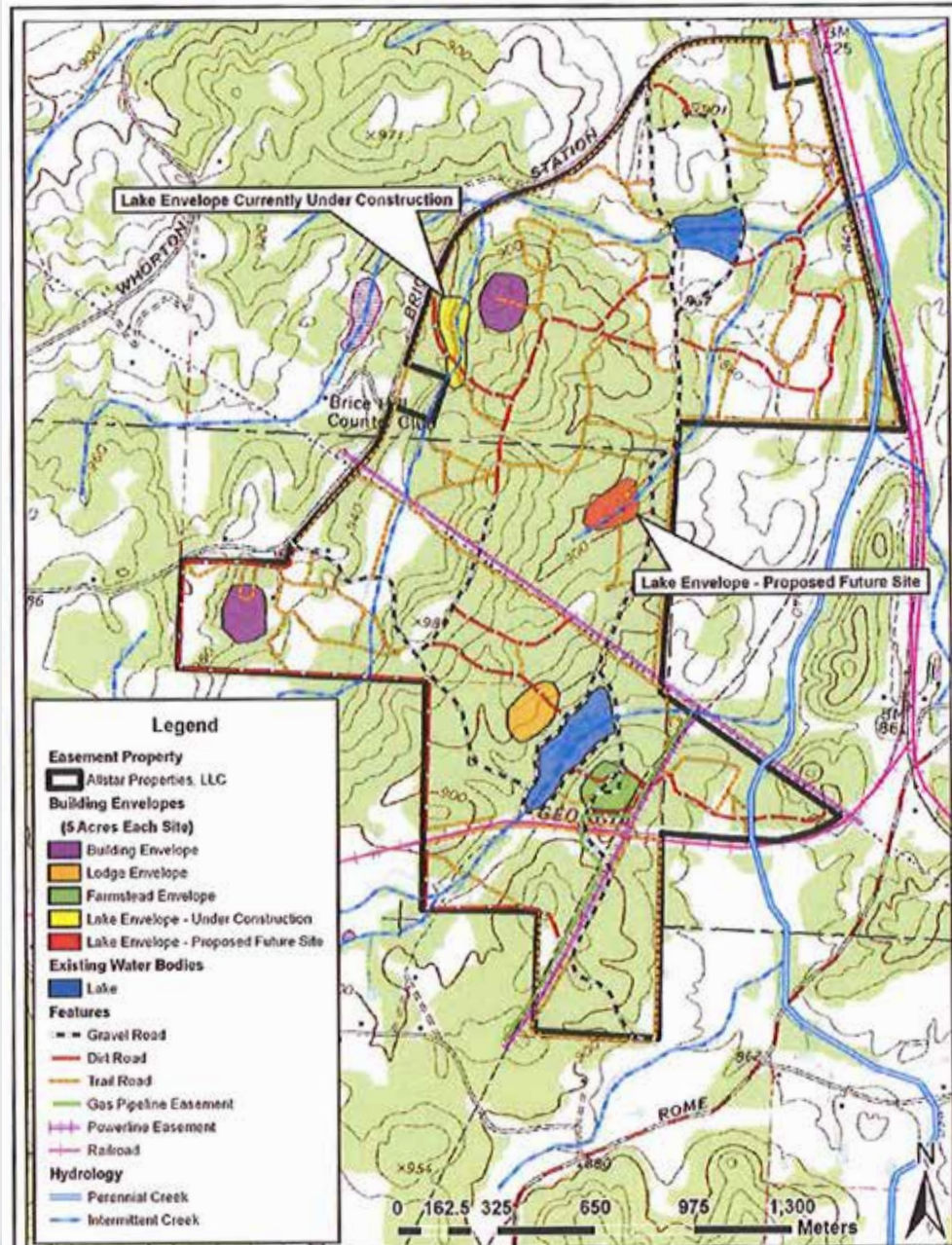






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Building Envelope Map



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Main House



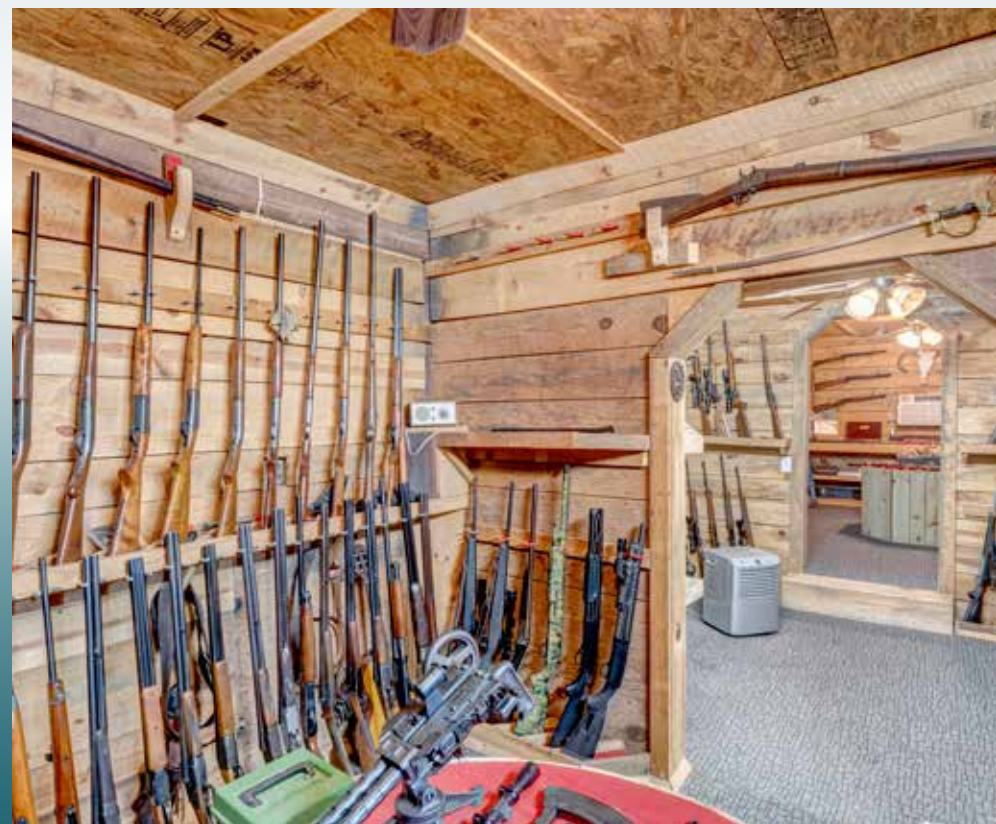
Main House Pool







Barn with horse stalls, large upper room, and large gun room. Near main house.



Guest House



Guest House

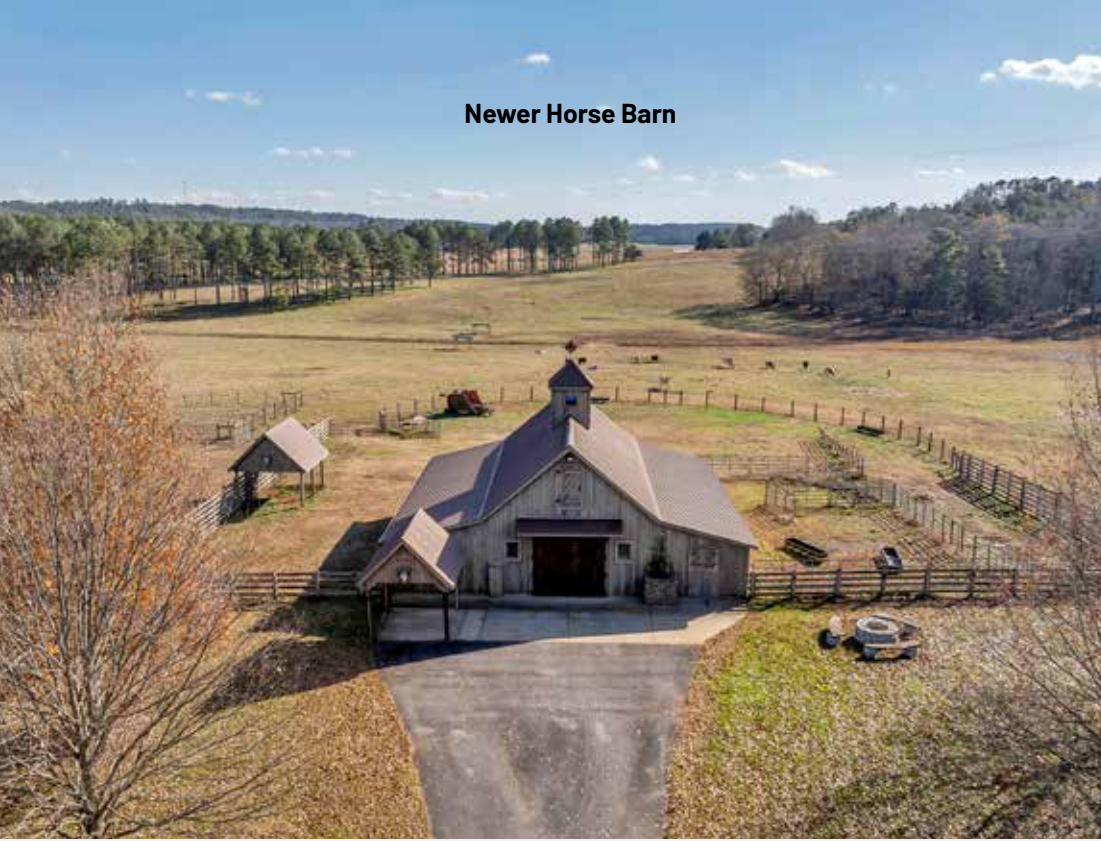


Extra Garage / Storage



Extra Garage / Storage

Newer Horse Barn



Green Roofed Metal Barn near the Entrance





Green Roofed Metal Barn near the Entrance





Rental House



Rental House



Rental House

Bunkhouse, large garage, smoker/grill, party pavilion





Rifle Range



Camp Site



Deer Stand







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