

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES



LAND FOR SALE

184 Young Road | Milledgeville, GA

\$350,000 | 62.89 +/- Acres



PROPERTY OVERVIEW

184 Young Road | Milledgeville, GA



This is a Rare Opportunity to buy 60 acres 100 miles east of Atlanta. Nestled just 10 miles from the vibrant and historic downtown of Milledgeville, 184 Young Road offers a serene escape with endless possibilities. The peace and quiet is so intense you can feel it. This expansive, 60-acre property boasts level, partially cleared land, making it ideal for a variety of uses, whether you envision a recreational retreat, a productive agricultural venture, or the site of your dream home.

Once a thriving working farm, the land now offers a blank canvas for your vision. Its tranquil setting combines natural beauty with the convenience of proximity to Milledgeville, a city rich in history and charm. As Georgia's former state capital, Milledgeville is steeped in Southern heritage and home to Georgia College and State University. The picturesque downtown area is alive with an array of restaurants, unique shops, and historical landmarks that attract visitors and residents alike.

Whether you're seeking a peaceful rural lifestyle or a versatile investment, 184 Young Road is a rare gem offering both potential and proximity to a community with deep roots and modern appeal. Don't miss this chance to own a piece of Georgia's heartland. Priced to sell "As Is", this is an estate sale. Probate has been completed. The property is currently has conservation status.

Price | \$350,000
Property | 62.89 +/- Acres

PROPERTY HIGHLIGHTS

184 Young Road | Milledgeville, GA

- **60 Acres:** Expansive property just 100 miles east of Atlanta, offering ample space and potential.
- **Prime Location:** Only 10 miles from Milledgeville's vibrant and historic downtown.
- **Versatile Land:** Level, partially cleared land suitable for recreational use, agriculture, or building your dream home.
- **Rich History:** Previously a thriving working farm, now a blank canvas for new opportunities.
- **Serene Setting:** Enjoy unparalleled peace and quiet in a tranquil rural environment.
- **Proximity to Milledgeville:** Close to Georgia's former state capital, featuring: Georgia College and State University. Unique shops, diverse restaurants, and historical landmarks.
- **Great Investment:** Ideal for those seeking a peaceful rural lifestyle or a versatile property with development potential.
- **Estate Sale:** Priced to sell "As Is"; probate process completed.
- **Conservation Status:** Property currently holds conservation status for added benefits.
- **Property Type:** AGR-NEC
- **Township:** Unincorporate County
- **County:** Hancock
- **Total Acres:** 60.89 +/- Acres
- **Zoning:** NEC Parcel IDs: 080 006
- **Tax ID:** 080-006

PROPERTY IMAGES



PROPERTY IMAGES



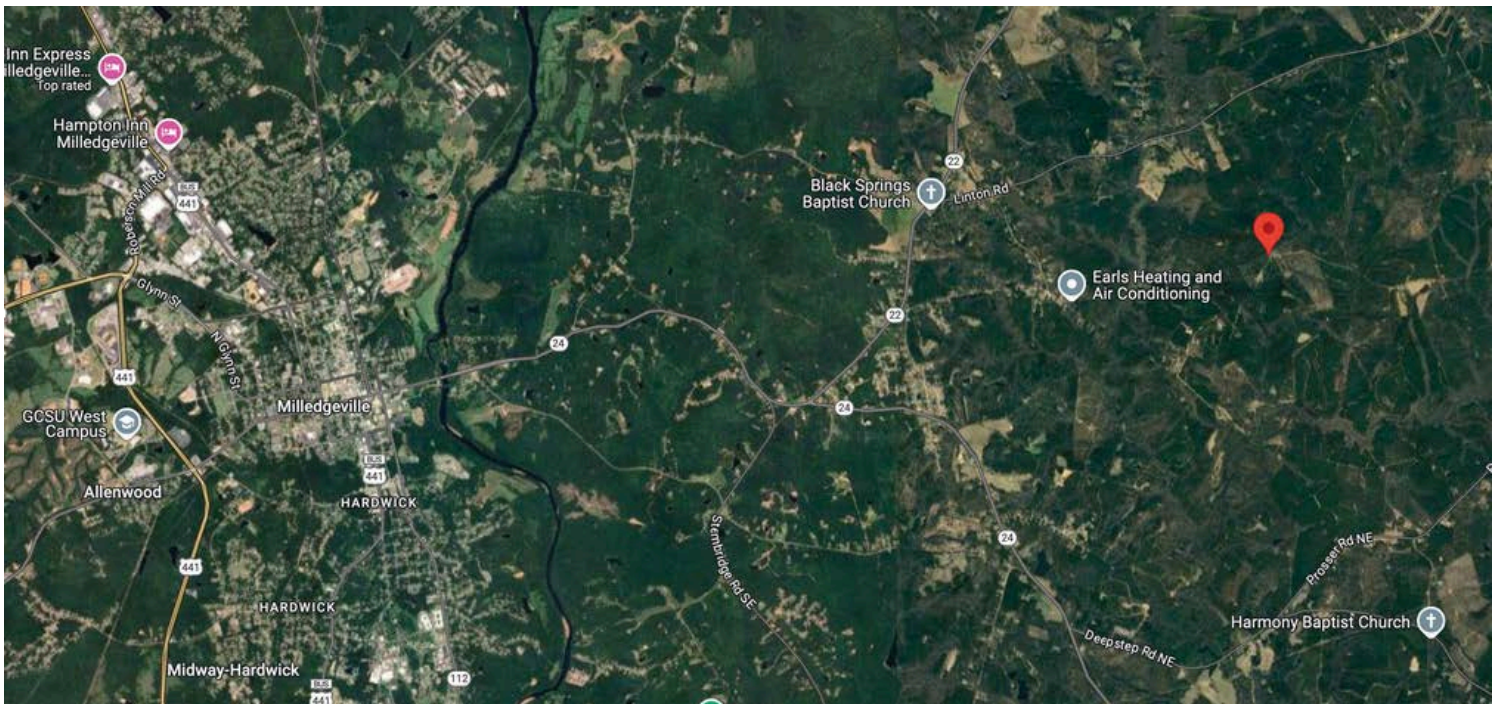
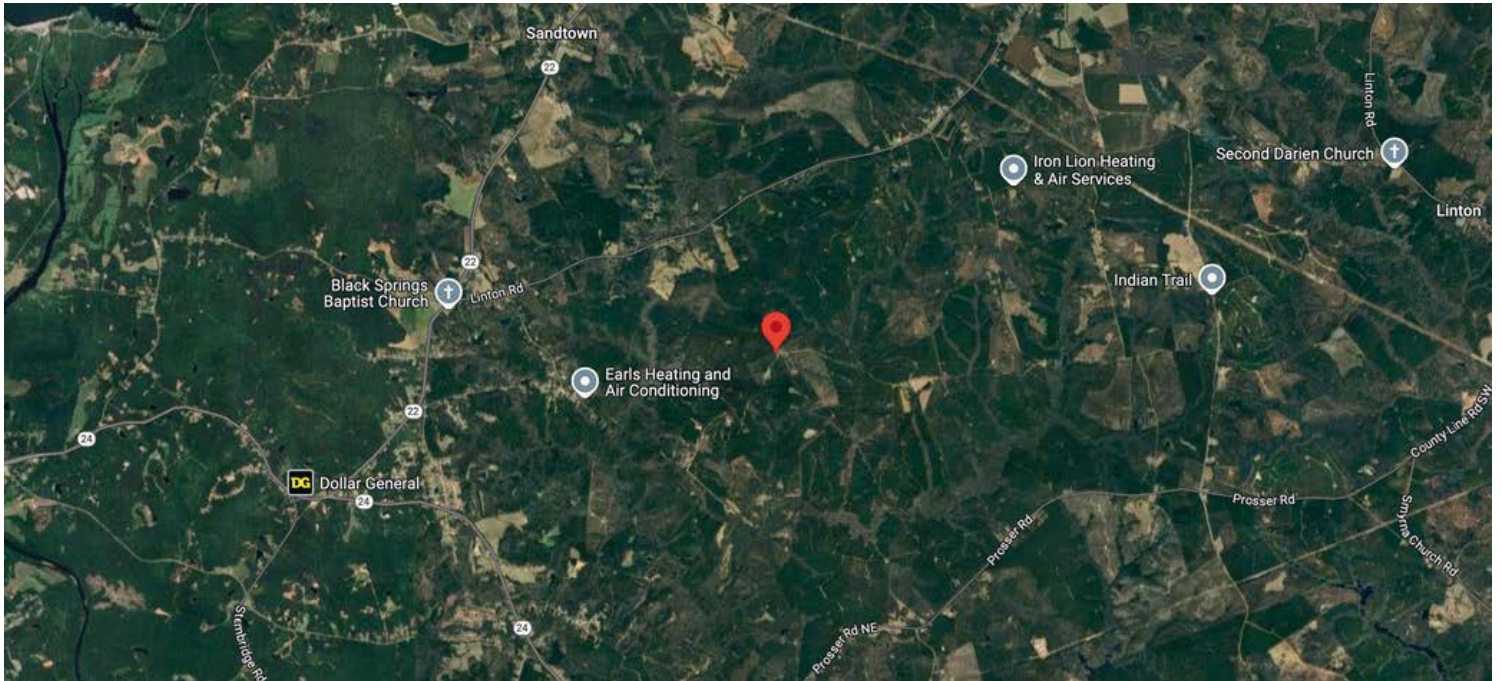
PROPERTY IMAGES



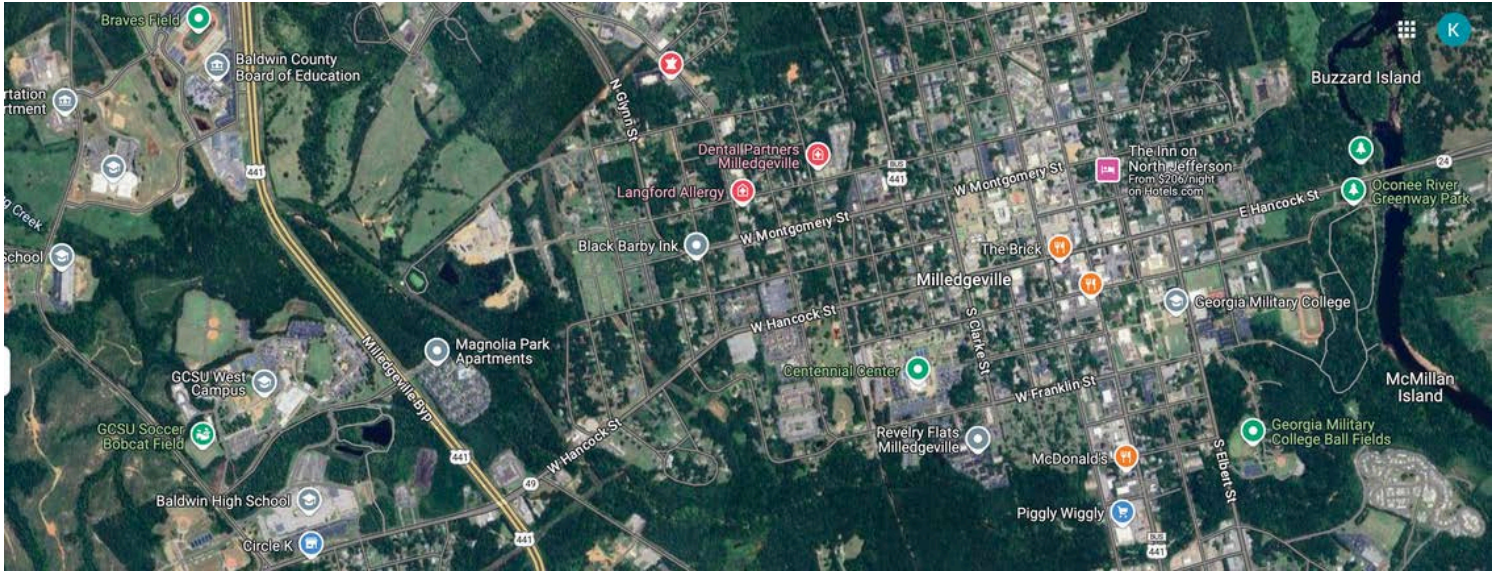
PROPERTY IMAGES



LOCAL AREA MAP



CITY OF MILLEDGEVILLE



Points of Interest:

- GCSU West Campus
- Piggly Wiggly
- The Inn on North Jefferson
- McDonalds 12.7 miles

DISCLAIMER & CONDITIONS

This Confidential Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for a general reference purpose only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material changes or variations. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the property will be made available to qualified prospective purchasers. In the Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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