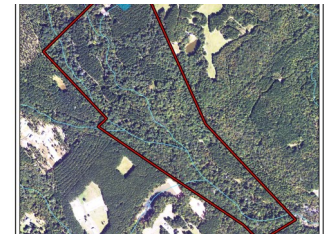


1321 Shepherd Rd



Offered for \$2,250,000



160.4 Acres | 1321 Shepherd Road | Morgan County, GA | 30650

Southern Land Exchange is proud to present 1321 Shepherd Road - 160 acres in Morgan County coming to market for the first time in 45 years. Located in one of Madison's most desirable areas, the property is less than 10 minutes north of historic downtown Madison, 10 minutes from Hard Labor State Park and less than 2 miles from Scarlett Oaks Estate! There's a good internal road & trail network and with the abundance of wildlife, the recreational opportunities are excellent. The property is predominantly hardwoods and with over 9,000 ft of streams, 30+ acres of mature pine stands and sandy creek bottoms, you are surrounded by natural beauty. There is over 600 ft of frontage on Shepherd Road, allowing for the potential for the new owner to divide the property. Additionally, there is a 1920's historic home on the property, currently occupied with tenants. For those looking for a pond or lake, this property does have an existing old pond site and with all the water running through the property there could be potential for a much larger lake to be built. Come be a part of Madison's small-town charm and thriving outdoor culture! For more information or to schedule your private tour, call Travis Ebbert at 706-614-8840.

Travis Ebbert

Listing Agent

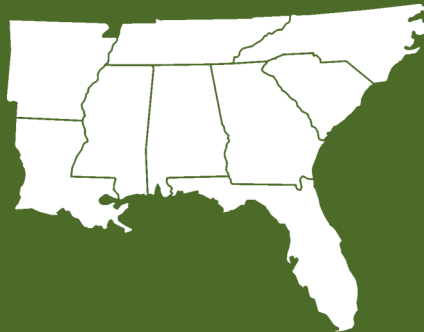
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**Southern
Land Exchange**