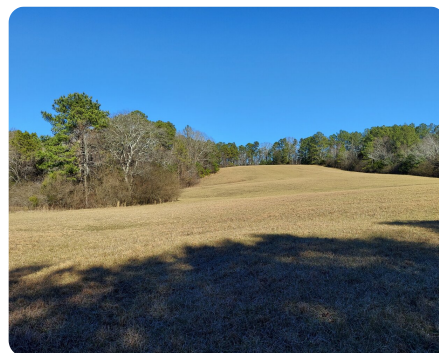


SOLD



Adairsville Ballard Creek Farm

246.66 +/- Acres | Bartow County, GA



ADDRESS

150 Towe Chapel Road
Adairsville, GA 30103

LOCATION

Directions to 150 Towe Chapel Road

Located in Bartow County East of I-75 between Hwy 140 (Exit 306) and exit 296

From I-75 North:

Exit 306
(Hwy 140) Go East 4.2 miles, turn right on Towe Chapel Road.

PROPERTY SUMMARY

Midway between Atlanta and Chattanooga, in Bartow County. 246+ acre family-owned property, since 1950. Superb for equestrian stable estate, plus astounding development possibilities. Secluded mountain cove, bound by steep ridges, ensures ultimate privacy. 100 acres of prime pasture. 150 acres of mature timber. Pristine spring-fed lake, the wellspring of Ballard Creek. Yet within 45 minutes of Metro Atlanta. Superbly maintained 1,800 sq ft midcentury rustic retreat features heart-pine paneling, hardwood floors, upscale gourmet kitchen, all-electric HVAC. 5,000 sq ft pole barn, constructed of bridge timbers, ideal for equestrian paddocks. Countless other homesites: staggering vistas of Pine Log Mountain (east) and Fort Mountain (north). 1.5 miles of paved road frontage. Invaluable CUVA (Conservation Use Value Assessment): ten-year renewable covenant for agricultural and conservational usage, in lieu of FMV tax assessment. Utilities: Georgia Power, Bartow County water, Xfinity internet and ca

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