

UNDER CONTRACT



## Home & Outbuildings on Recreational Land

33.99 +/- Acres | Marion County, GA | \$250,000



### ADDRESS

6842 GA Highway 240  
Tract 1  
Box Springs, GA 31801

### LOCATION

Call Agent (706) 302-8198

### PROPERTY SUMMARY

Don't miss this incredible opportunity to own **33.99± acres** in the heart of one of North Marion County's most sought-after hunting areas. This property offers the perfect blend of **recreational, residential, and homestead potential**—all at a newly reduced price.

The **1,700 sq. ft. home** is livable and being sold **as-is**, with much of the interior already completed. The layout includes a full kitchen, living room, bathroom, three bedrooms, and laundry room. Notable features include a propane tankless water heater, gas stove, and central heat and air.

Several valuable extras are already in place, including:

- **12' x 24' storage building**
- **24' x 30' lean-to shop**
- **Fenced livestock areas** ideal for goats, chickens, and rabbits

[nationalland.com/listing/home-outbuildings-on-recreational-land](https://nationalland.com/listing/home-outbuildings-on-recreational-land)



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