

# LEWIS FARM

JEFFERSON COUNTY, GA

277+/- ACRES RECREATIONAL PROPERTY



MACALLAN  
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

**HEATH MILLIGAN**  
PRINCIPAL

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1642 Powers Ferry Road SE, Suite 250  
Marietta, Georgia 30067

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## OPPORTUNITY

Macallan Real Estate is pleased to present the Lewis Farm in Jefferson County, Georgia – 277 acres of well-stewarded recreational and timber land located on State Route 88. The property features approximately 70 acres of cultivable agricultural land and 207 acres of managed timberland. A well-established road system provides great accessibility to every corner of the property.

The Lewis Farm's natural draws, beautifully thinned pines, thick bedding cover and frontage on Ivey Branch give this property unbelievable recreational potential. Many of the surrounding properties are agricultural tracts which present excellent feeding opportunities for healthy deer, turkey and other wild game populations. With proper management, The Lewis Farm can continue to be an excellent recreational and investment tract.



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## PROPERTY FEATURES

- 277 +/- Acres
- Approximately 70 acres of cultivable farmland
- Opportunity for future forest management revenues
- Zoned R-A "Residential Agricultural" under the Jefferson County Zoning Ordinance
- 2 hours from Atlanta and just under 1 hour from Augusta
- Within 20 minutes of Sandersville, Wrens, and Louisville
- Approximately 1,500ft of frontage on State Route 88 (future I-14)
- Approximately 700 ft of frontage on Ivey Branch
- Navigable trail system throughout the property
- Gently rolling but mostly flat topography
- Conservation easement opportunity
- **Asking price: \$831,000 (\$3,000/ac)**



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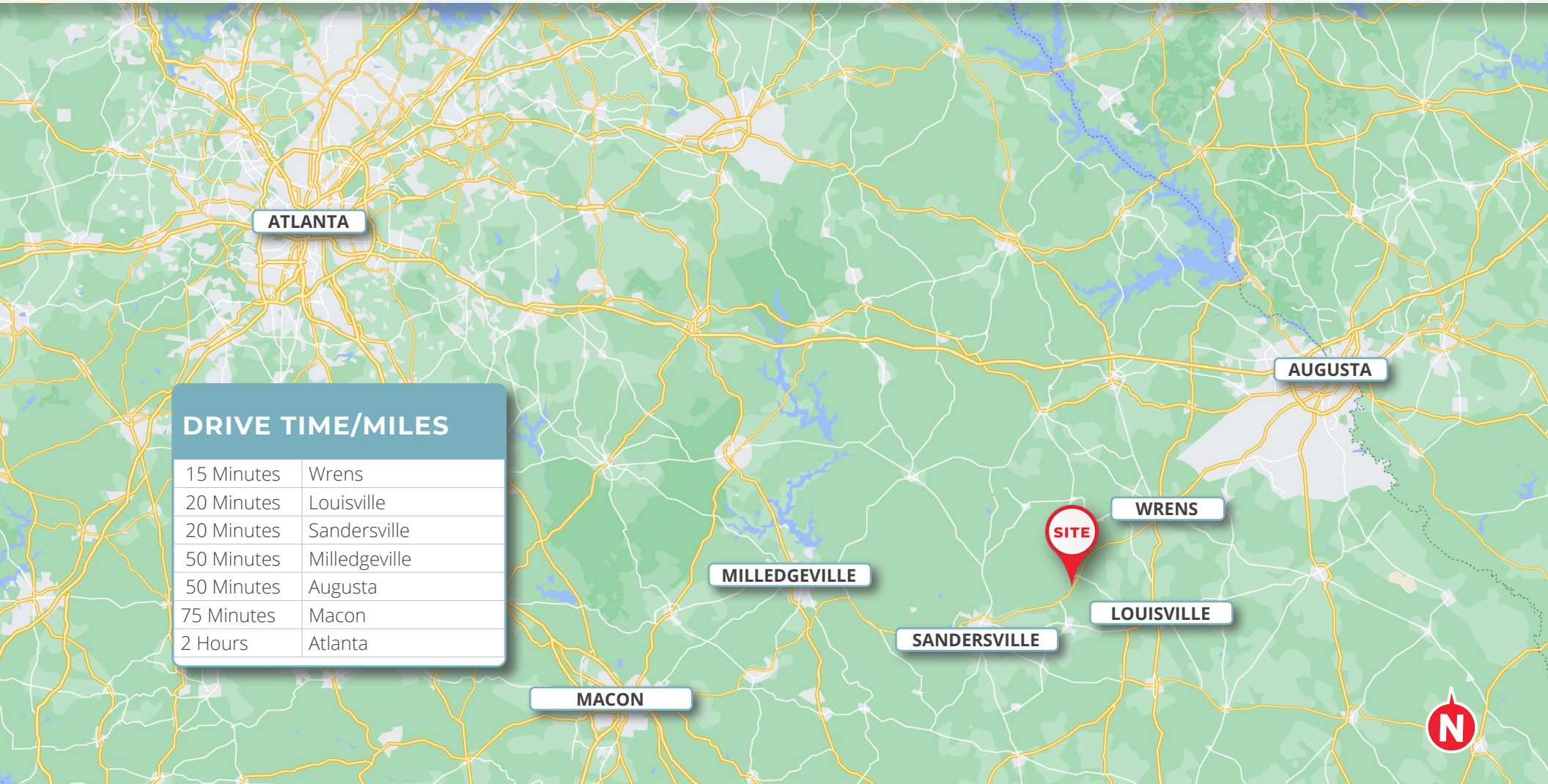
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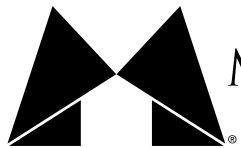
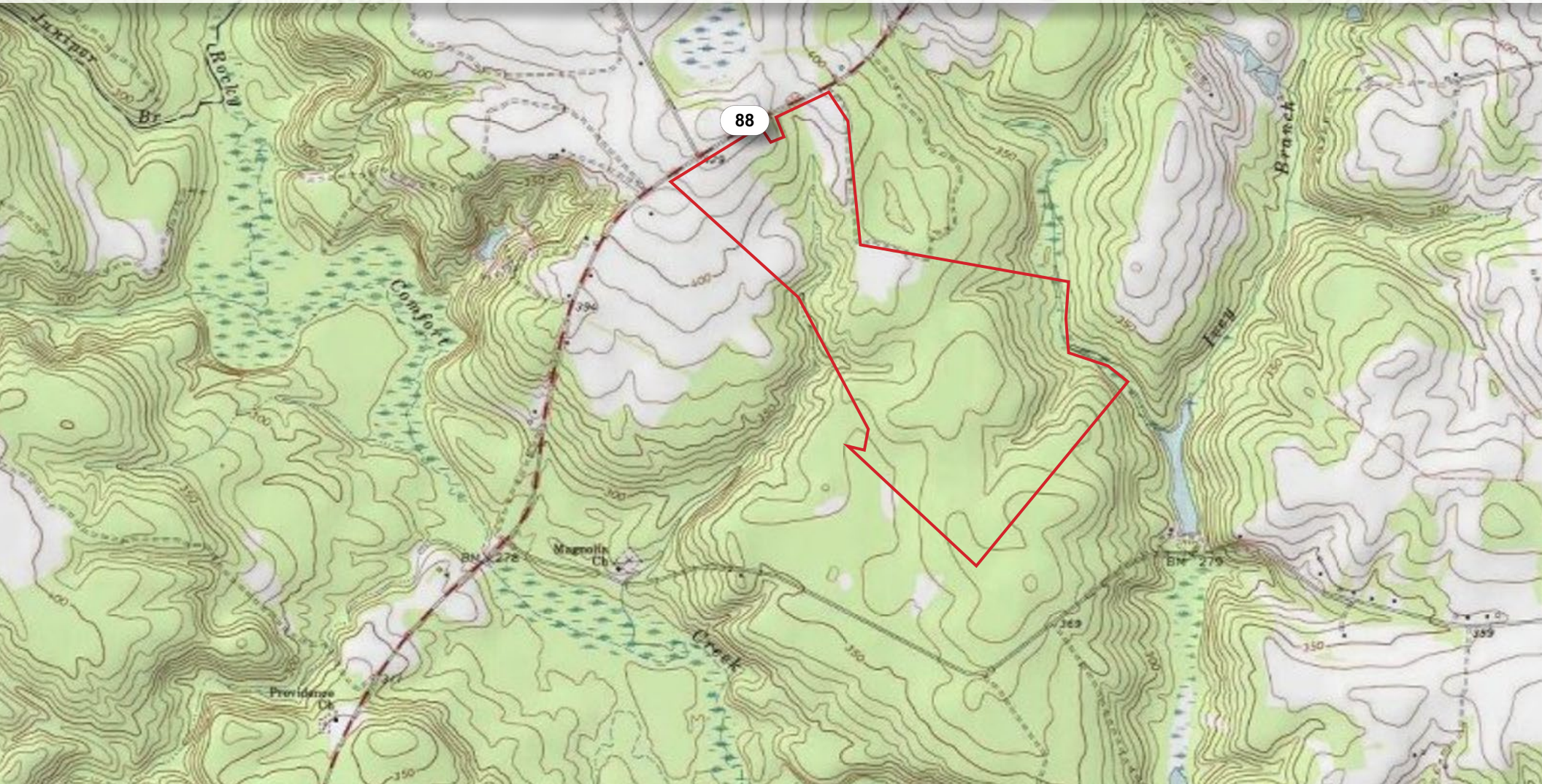
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## AREA OVERVIEW: JEFFERSON COUNTY

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Part of the Augusta Metropolitan area, Jefferson County was named after founding father and former President of the United States, Thomas Jefferson, and was created in 1796. The county seat, Louisville, lies 10 miles southeast of the property, and was incorporated in 1786 as the prospective Georgia state capital, a position it held from 1796 until 1806.

Today, Jefferson County remains mostly rural, characterized by large, unfragmented timber, agricultural and kaolin mining tracts with limited surrounding development.



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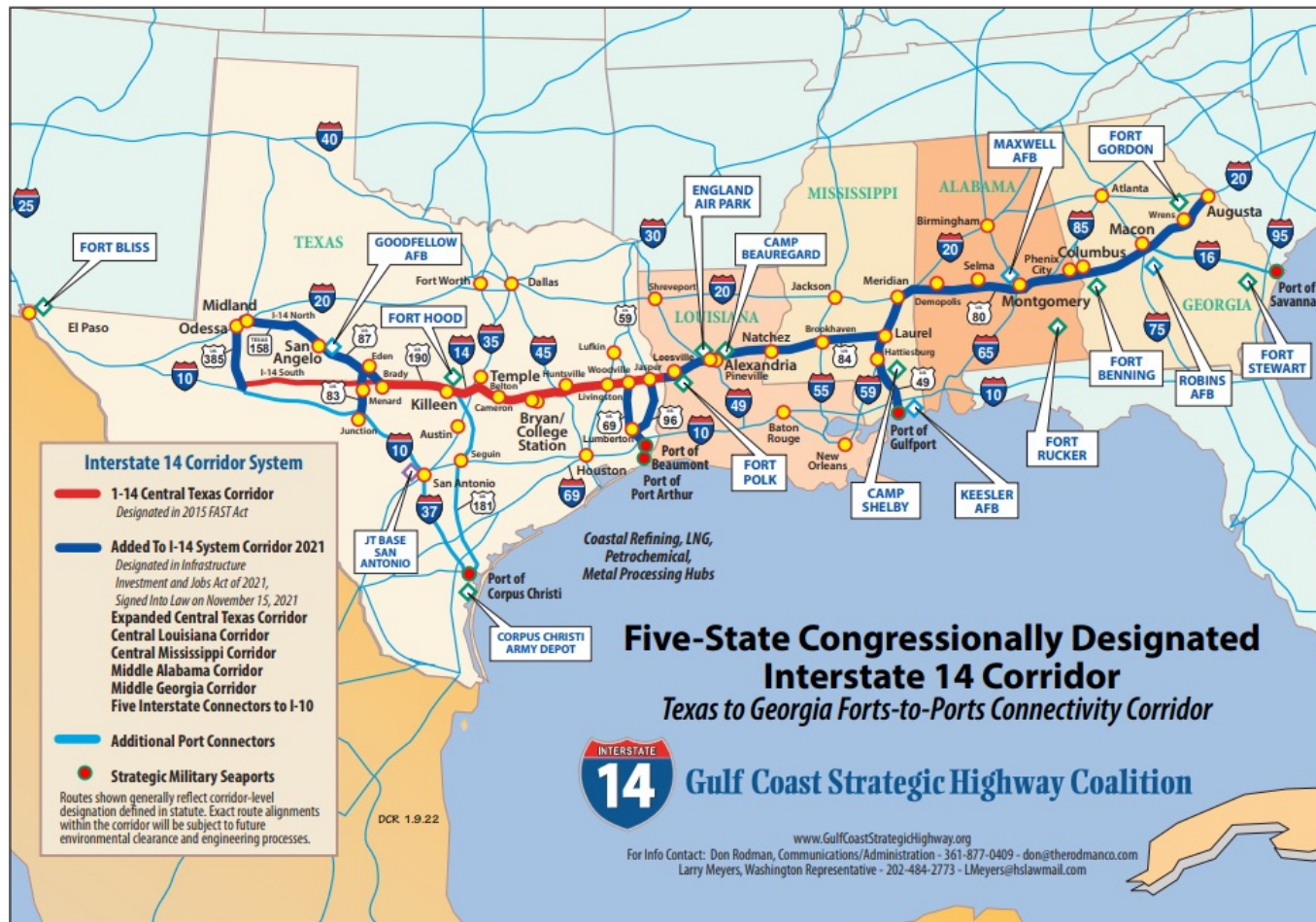
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## AREA OVERVIEW: I-14

The Interstate 14 corridor is a 1,300 mile stretch of road that, at completion, will traverse 5 states – Texas, Louisiana, Mississippi, Alabama and Georgia. Most of the route consists of existing highways that will be incrementally upgraded over the course of several years, funded by a combination of federal, state and local resources.

In Jefferson County, the planned route follows the current State Route 88 which the Lewis Farm fronts.



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