

# Brown Chapel Mini Farm



Offered for \$ 182,500

+/- 6.18 Acres | 3838 Brown Chapel Road | Hancock County, GA | 31087

Brown Chapel Mini Farm is a unique opportunity to own a property that can be used as a permanent residence, hunting getaway or use the bones to create the ultimate mini farm. With several pecan trees, pear trees, peach trees and crabapple, this tract is mostly open with some nice, wooded areas as well as the potential for more open land or another orchard. Believe it or not this 6+/- acres has some of the best hunting around. There is a feed area with lighting as well as a skinning rack. If you love visitors, then you will appreciate the 2 full RV hook-ups. The main house is an 1850's era home with additions added through the years. It is in fair condition but needs some attention and updates to be a forever home. It is currently being used as a deer camp as the owner hunts another parcel in the area. Additionally, there is a 720 square foot cabin that sits on 1.18+/- acres. This cabin has not been used in a while, but it has good bones. Overall, this property has so many options for use. It is located South of Sparta on a paved county road. If you have been looking to get out of the city or dreaming of creating a nostalgic mini farm, then look no further.

**Mark Costello**

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