



SOLD · SET PRICE

Paradise Farms

± 47 Acres | Henry County | Georgia | Near Ellenwood

Development and Recreation Opportunity

PRICE	PRICE / ACRE	ACREAGE
\$1,010,500	\$21,573	± 47

PROPERTY OVERVIEW

AFM Real Estate is pleased to present Paradise Farms, located in northern Henry County, Georgia, totaling 46.84± acres of prime development and recreational property nestled in the heart of Georgia, just 20 miles south of Downtown Atlanta. The landscape is diverse, offering a unique combination of natural woodlands, planted pine plantations, a large game plot, and an excellent internal road system accessing all areas of the property. Location: Situated approximately 20 miles southeast of Atlanta's Hartsfield-Jackson International Airport in Henry County, Georgia, the property centers in Northern Henry County, minutes from the popular towns of Stockbridge, McDonough, Hampt...

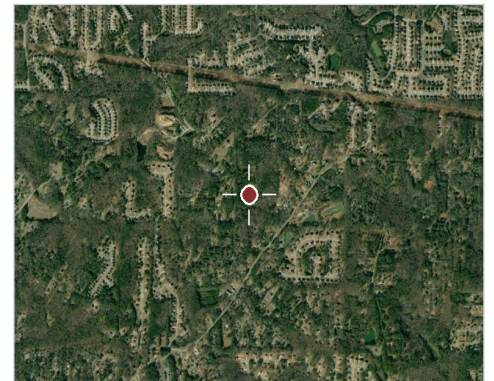
PROPERTY DETAILS

TYPE Acreage Estates (Farm) · Development (Residential) · Recreation (Large Game Hunting) · Timberland (Merchantable Pine Plantation) · Agriculture / Farmland (Row Crop)	ACCESS Legal Access · Paved Road · Fee Simple
UTILITIES Electric · Telephone · Gas	VIEWS Timber
IMPROVEMENTS Barn · Food Plots · Roads · Well · House · Gate	COUNTY TAX PARCEL IDS 043-02023 and 043-02024

DOCUMENTS INCLUDED

Aerial · Prospectus

LOCATION



Henry County, Georgia



Nathan Greer

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SCAN TO VIEW



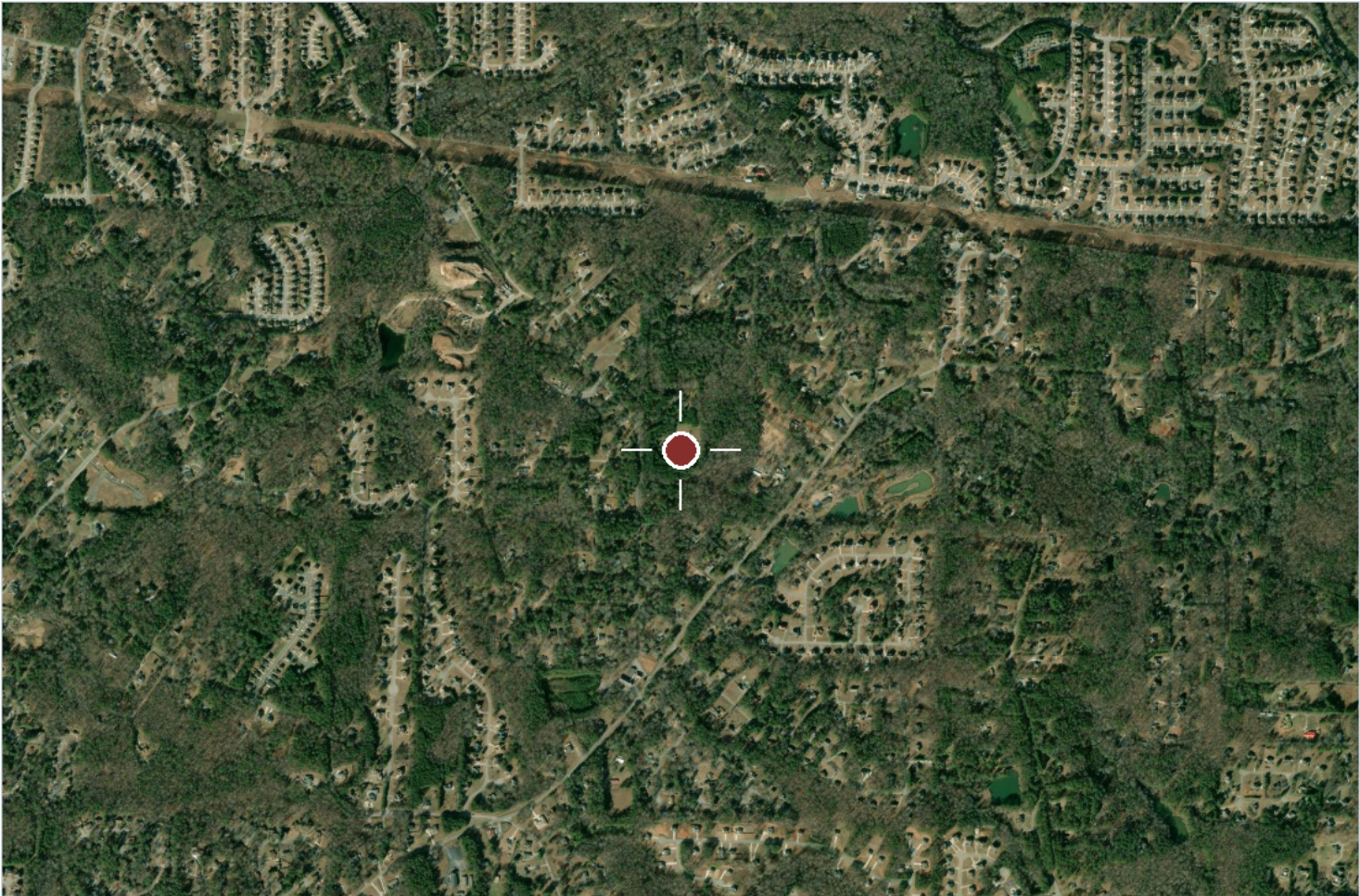
Property Photos

Paradise Farms · Henry County · Georgia · Near Ellenwood

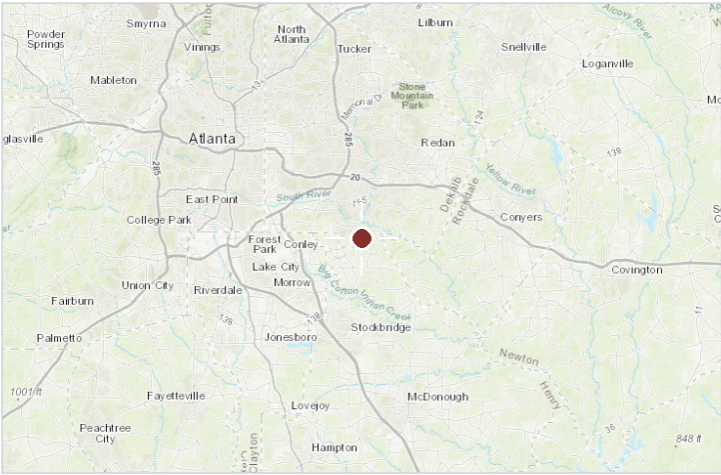


Location & Access

Paradise Farms · Henry County · Georgia · Near Ellenwood



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Henry County, Georgia

NEAREST CITY

Ellenwood

APPROXIMATE CENTRE

33.64053, -84.21291

COUNTY TAX PARCEL IDS

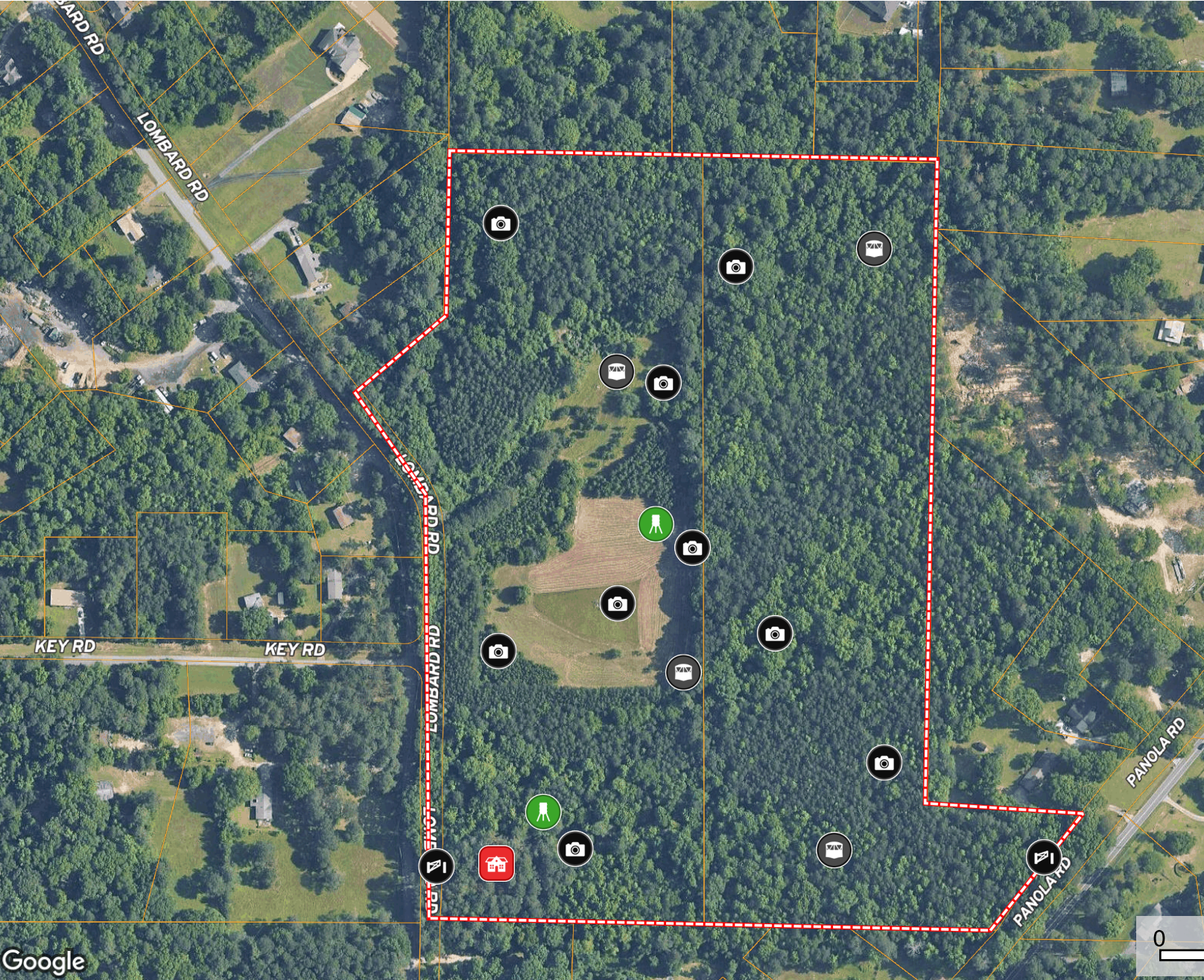
043-02023 and 043-02024

INTERACTIVE MAP



<https://id.land/ranching/maps/f288f53ce4a5ea819330fa30620ade05/share>

Paradise Preserve Henry County, GA
Henry County, Georgia, 46.85 AC +/-



- Photo Point
- Main House
- Blind
- Feeder
- Gate
- Boundary

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**AFM
REAL ESTATE**

PARADISE FARM

±46.84 acres located in Henry County, Georgia



PARADISE FARMS

±46.84 acres located in Henry County, Georgia

Offering Price \$1,010,500

Will Subdivide

THE OFFERING

AFM Real Estate is pleased to present Paradise Farms, located in northern Henry County Georgia, totaling 46.84± acres of prime development and recreational property nestled in the heart of Georgia just 20 miles south of Downtown Atlanta. The landscape is diverse offering a unique combination of natural woodlands, planted pine plantations, large game plot, and an excellent internal road system accessing all areas of the property.

Paradise Farms is best viewed as a wildlife sanctuary in the heart of suburbia. The landowner has done an exceptional job focusing their efforts managing and creating a unique hunting experience just minutes from Downtown Atlanta. The landscape is diverse with a large game plot located in the middle of the property, enclosed shooting house, surrounded by deer mineral spots, and feeding areas all strategically placed throughout the farm. In addition to the mature mast-producing oaks along the bottomland acres, the landowners have planted numerous fruit trees for the wildlife throughout the farm. The upland habitat provides excellent bedding and nesting conditions for turkey and ideal cover for deer. The expansive road system and terrain provides many ideal hunting settings.



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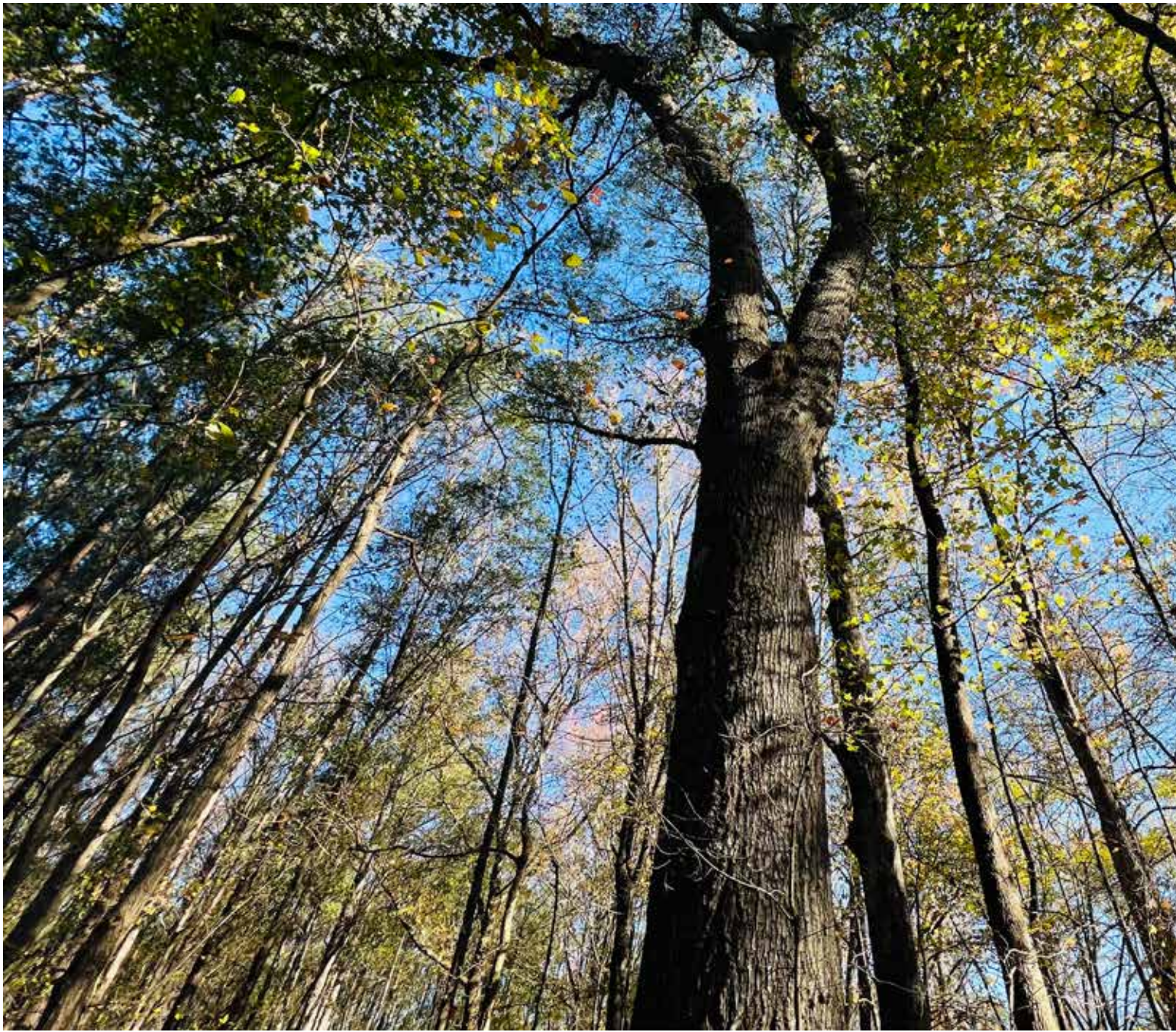


PARADISE FARMS LOCATOR MAP



LOCATION

Situated approximately 20 miles southeast of Atlanta's Hartsfield-Jackson International Airport in Henry County, Georgia, the property is minutes from the popular towns of Stockbridge, McDonough, Hampton and Locust Grove. Henry County is recognized for its small town feel with a big city access. The local towns of Henry County are quiet thriving cities with lively downtowns featuring parks, restaurants, and greenspace for gatherings for families, neighbors, and visitors. These cities are safe, clean, inviting, and walkable while maintaining their historic, small-town culture and charm while providing new and diverse business, entertainment, and residential opportunities.





DEVELOPMENT

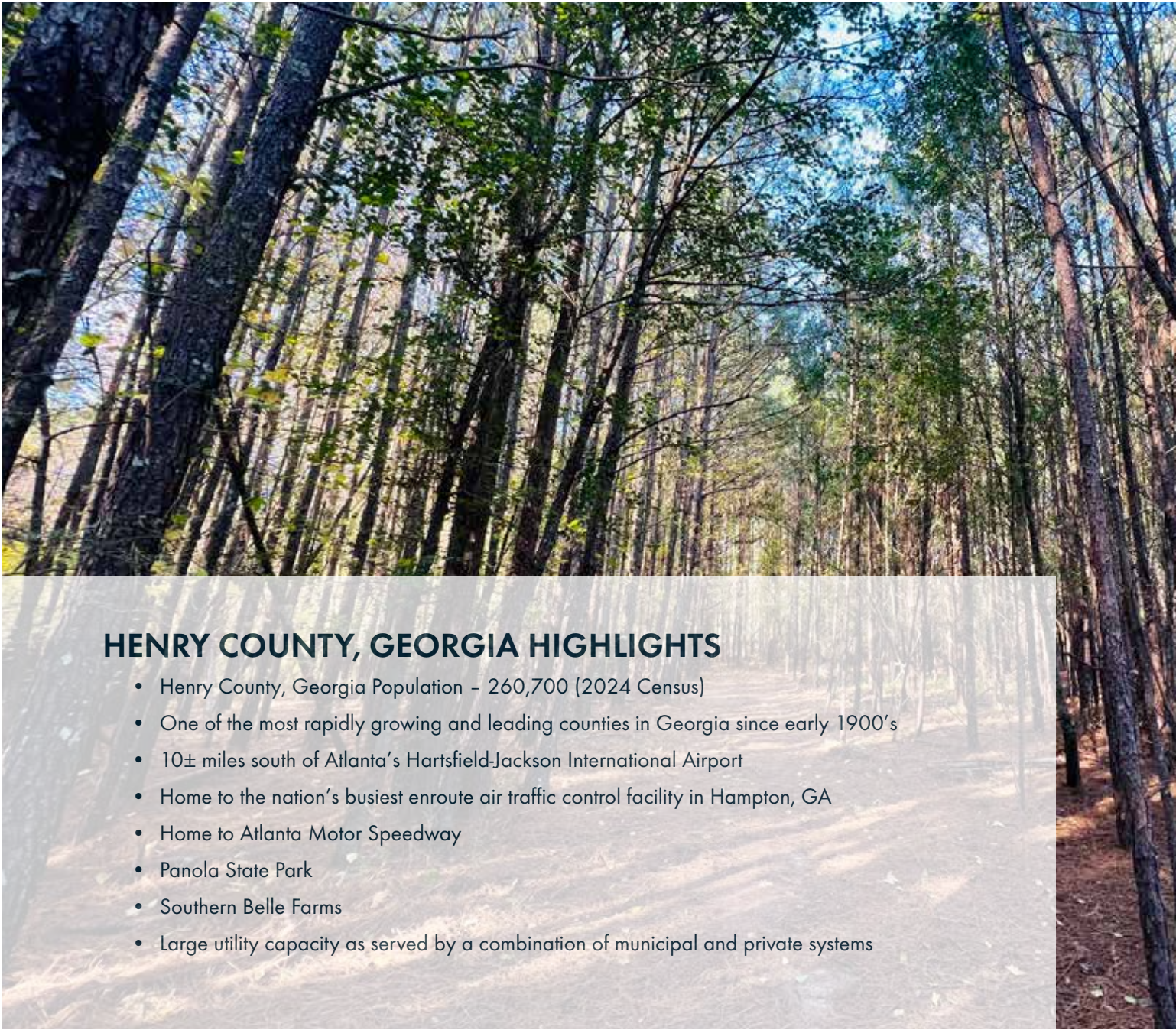
Paradise Farms sits in a strategic area. The property separates itself minutes from the interstate and gives someone the opportunity to develop minutes from the interstates, A major highway in the US. Current division opportunities with a minimum of 175 feet of frontage, Rezoning would create opportunities.



PROPERTY HIGHLIGHTS

- ±46.85 acres of highly productive Development and Recreational Land
- Utilities available
- Double Paved Frontage along Lombard and Panola Roads
- ±250 feet of frontage along Lombard Rd
- ±310 feet of frontage along Panola Rd
- Excellent deer and turkey hunting
- ±850 Square foot cabin with utility sheds
- Ideal for a suburban hunting retreat
- Excellent bedding habitat and food sources for all types of wild game
- Large game plot with custom built hunting stand
- Planted fruit trees
- Excellent subdividing opportunities for residential
- ±10 Miles to Hartsfield-Jackson International Airport
- ±20 Miles from Downtown Atlanta
- Level topography – development ready
- ±1/2 mile to DeKalb County, GA
- Minutes from Locust Grove, Stockbridge, Hampton and McDonough, GA





HENRY COUNTY, GEORGIA HIGHLIGHTS

- Henry County, Georgia Population – 260,700 (2024 Census)
 - One of the most rapidly growing and leading counties in Georgia since early 1900's
 - 10± miles south of Atlanta's Hartsfield-Jackson International Airport
 - Home to the nation's busiest enroute air traffic control facility in Hampton, GA
 - Home to Atlanta Motor Speedway
 - Panola State Park
 - Southern Belle Farms
 - Large utility capacity as served by a combination of municipal and private systems
-



"The owners of Paradise Farms own a jewel of a tract loaded with amenities. Truly is a suburban hunting paradise. Every area of the farm has something to offer to a recreational enthusiast with substantial upside. The convenience of Paradise Farms will motivate an owner to want to live on the property."





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