

Wadley Cropland on Coleman Chapel Road



Offered for \$11,000 Per Acre



+/- 208 Acres | Coleman Chapel Rd | Jefferson County, GA | 30477

This 208 acre tract on Coleman Chapel Road in Jefferson County borders the recently completed 2000 acre Wadley Solar Project and has a high voltage transmission line passing through it, giving it the potential to be leased or purchased by a solar company for conversion to a solar farm. This property also has commercial potential as it borders the City Limits of Wadley along Williamson Swamp Creek and is just 1,000 feet down Coleman Chapel from US-1 Business. This productive farmland has 67% high quality soils including 139 acres that are classified by USDA as Prime or Statewide Important Soils. There are 85 acres of open row crop land in addition to 123 acres of woodland and a current cruise is available reflecting considerable hardwood timber value. The home at 1384 Coleman Chapel Road is slated to be relocated to another property. Contact Thomas Verner at 706-540-4912 for more information.

Thomas Verner

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

Phone: 706.549.5050

Mobile: 706.540.4912

Fax: 706.549.8909

Email:

tverner@southernlandexchange.com



**Southern
Land Exchange**