

# SWYGERT LAKE TRACT

411 ACRES OF RECREATIONAL LAND  
MERIWETHER COUNTY, GA



MACALLAN  
REAL ESTATE

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

**HEATH MILLIGAN**

**PRINCIPAL**

404.647.4999

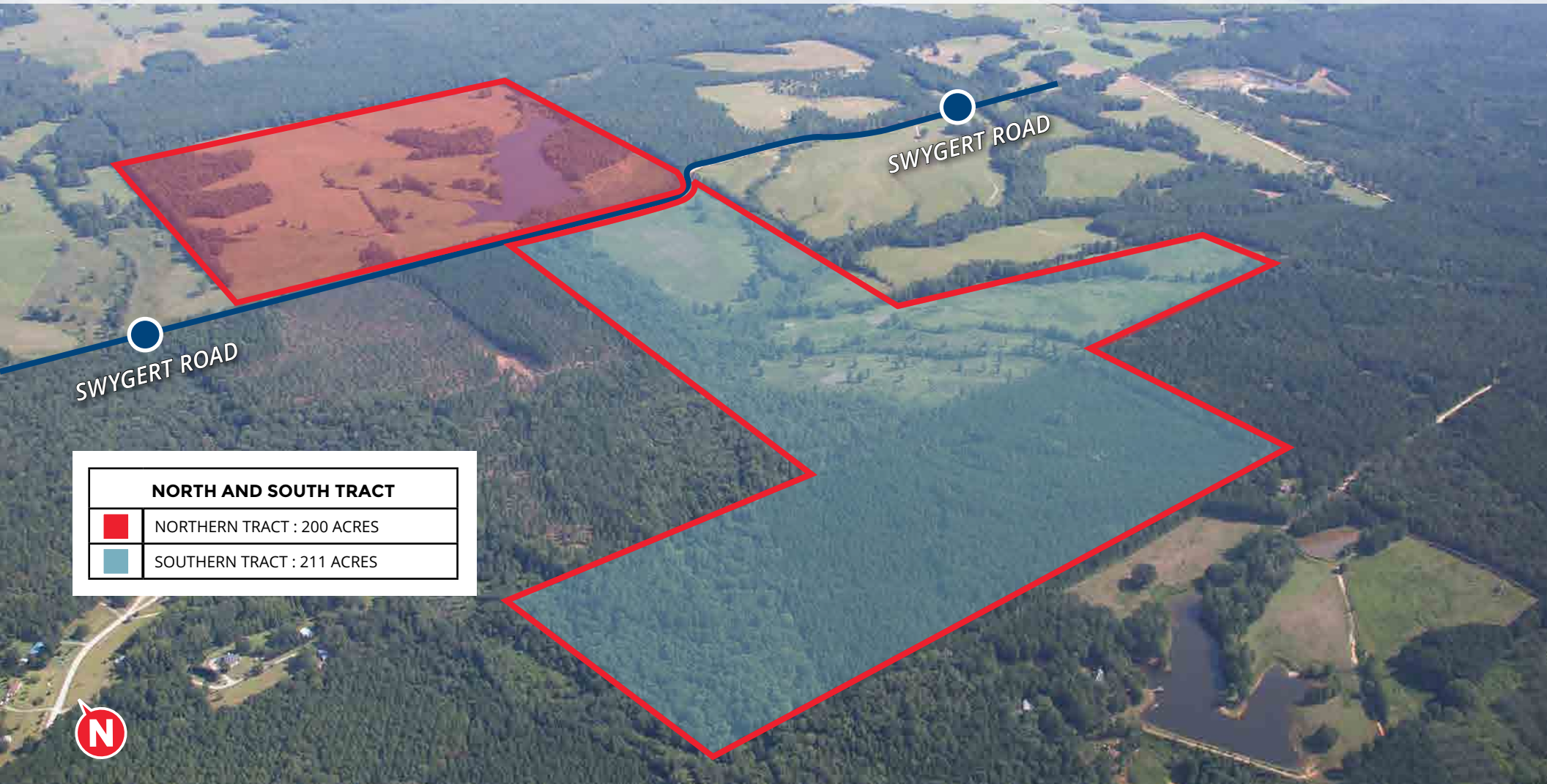
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1642 Powers Ferry Road SE, Suite 250

Marietta, Georgia 30067

# SWYGERT LAKE TRACT

## NORTH AND SOUTH TRACT



NORTH AND SOUTH TRACT	
	NORTHERN TRACT : 200 ACRES
	SOUTHERN TRACT : 211 ACRES



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## INTRODUCTION

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Macallan Real Estate is pleased to present the Swygert Lake Tract for sale. The Swygert Lake Tract is a 411-acre recreational property, located in Northeast Meriwether County, just 40 miles south of downtown Atlanta. This property exemplifies seclusion without taking you far from home. The 18+ acre lake, gently rolling topography, and open pastures would provide a grand setting for a private ranch, while the woods and streams attract game for the perfect hunting retreat. The beauty and bountiful natural resources of the Swygert Lake Tract provide limitless potential for a lover of the outdoors.



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## PROPERTY FEATURES

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- Swygert Road, Haralson, GA 30276
- 411 Acres
- Zoned A-5 Agricultural in Meriwether County
- 2017 Taxes: \$1,926.32
- Northern Tract 200 Acres
- Southern Tract 211 Acres
- Located 40 Miles South of Downtown Atlanta
- Half a Mile East of Hwy 74/85
- 2 Access Points Off of Swygert Road
- 3,100 Ft of Road Frontage on Northside of Swygert Road
- 1,500 FT of Road Frontage on Southside of Swygert Road
- 18+ Acre Lake on Northern Tract
- 1 Acre Pond on the Southern Tract
- Roughly 300 Acres of Rolling Pastureland
- Roughly 100 Acres of Mixed Timberland

**PRICE: \$1,759,600 (\$4,280/ACRE)**

***NORTHERN TRACT:***

**\$1,000,000 (\$5,000/ACRE)**

***SOUTHERN TRACT:***

**\$759,600 (\$3,600/ACRE)**



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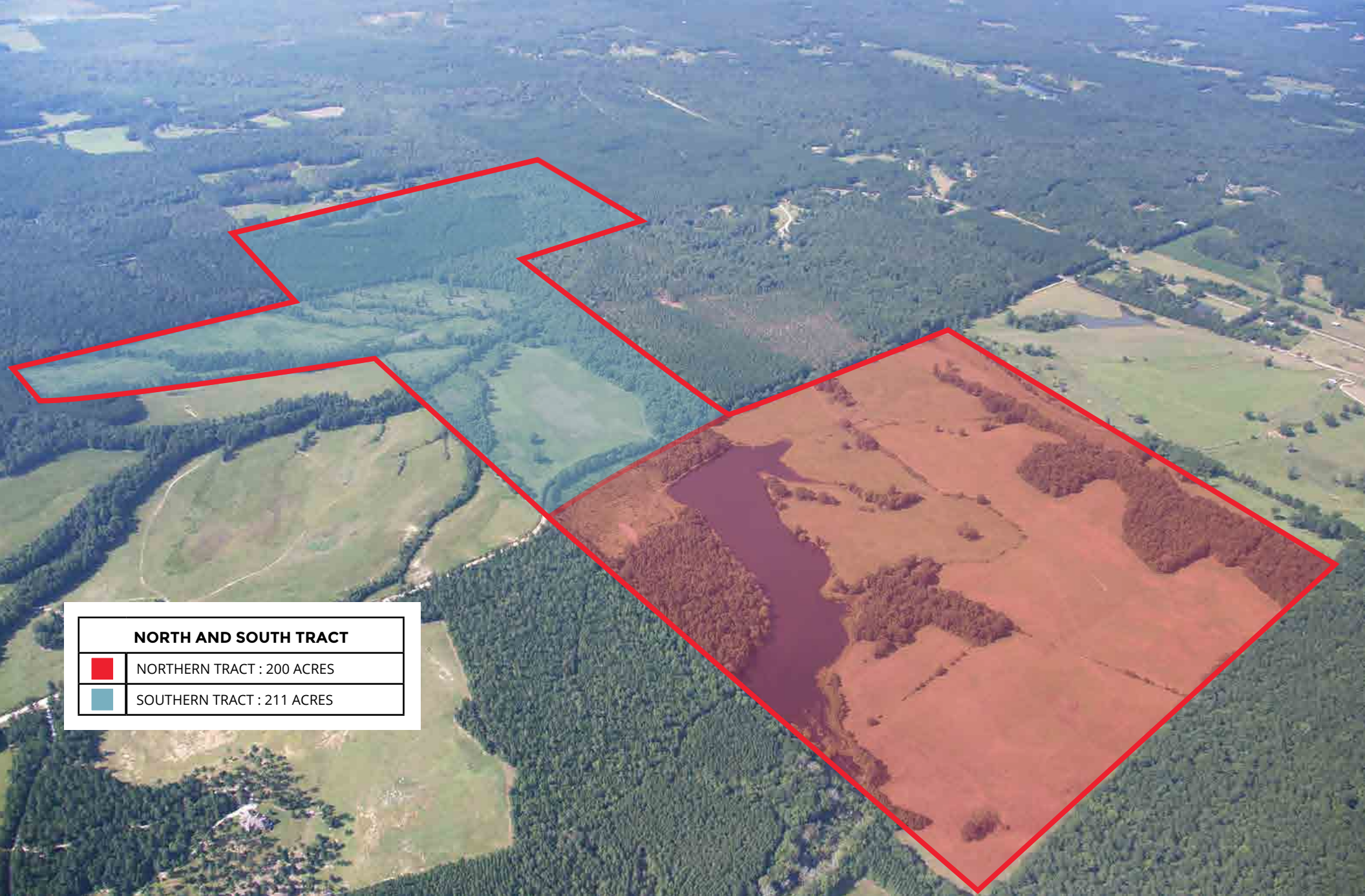
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# SWYGERT LAKE TRACT

## PROXIMITY MAP



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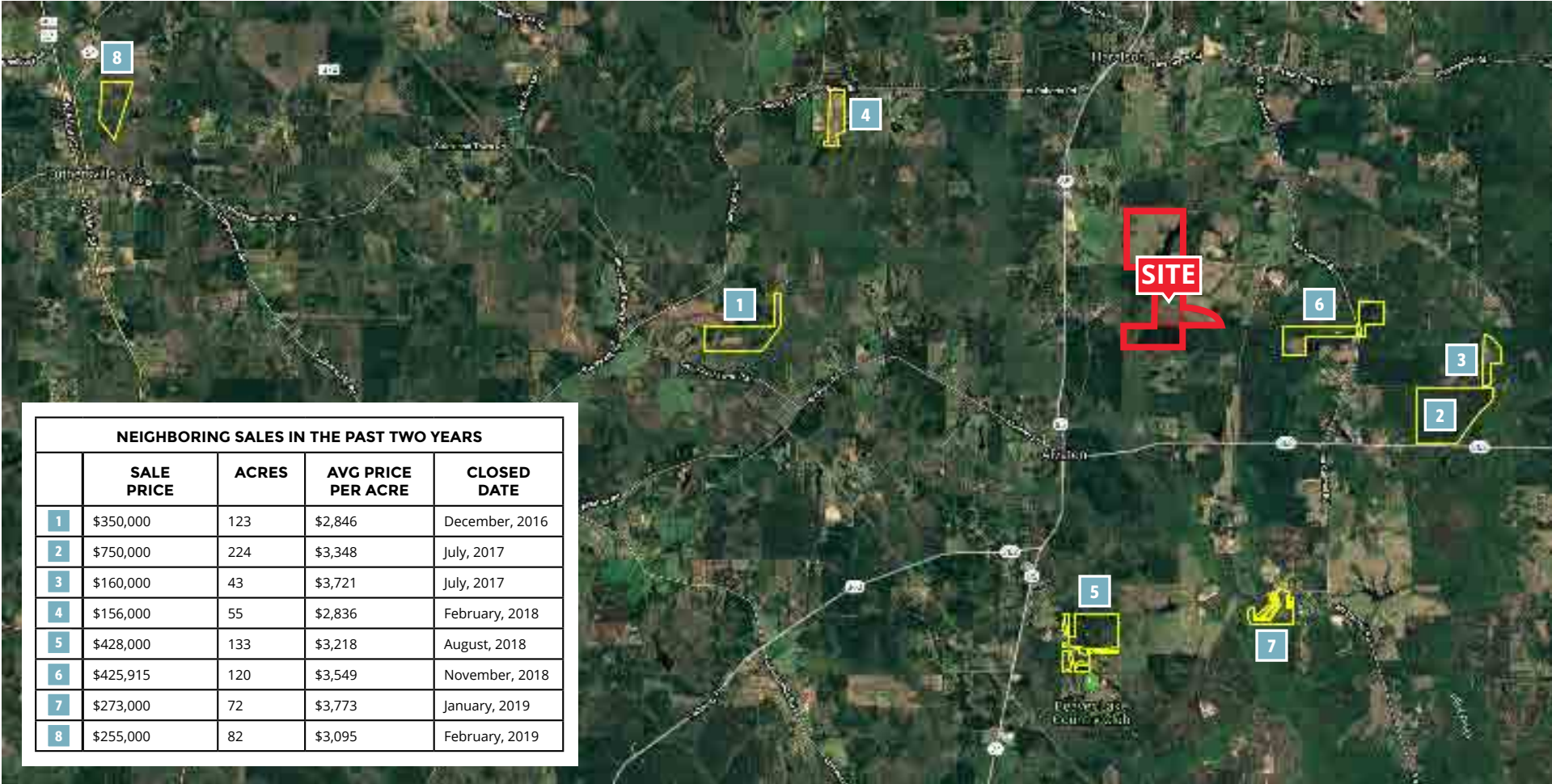
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# SWYGERT LAKE TRACT

## NEIGHBORING SALES



NEIGHBORING SALES IN THE PAST TWO YEARS				
	SALE PRICE	ACRES	AVG PRICE PER ACRE	CLOSED DATE
1	\$350,000	123	\$2,846	December, 2016
2	\$750,000	224	\$3,348	July, 2017
3	\$160,000	43	\$3,721	July, 2017
4	\$156,000	55	\$2,836	February, 2018
5	\$428,000	133	\$3,218	August, 2018
6	\$425,915	120	\$3,549	November, 2018
7	\$273,000	72	\$3,773	January, 2019
8	\$255,000	82	\$3,095	February, 2019



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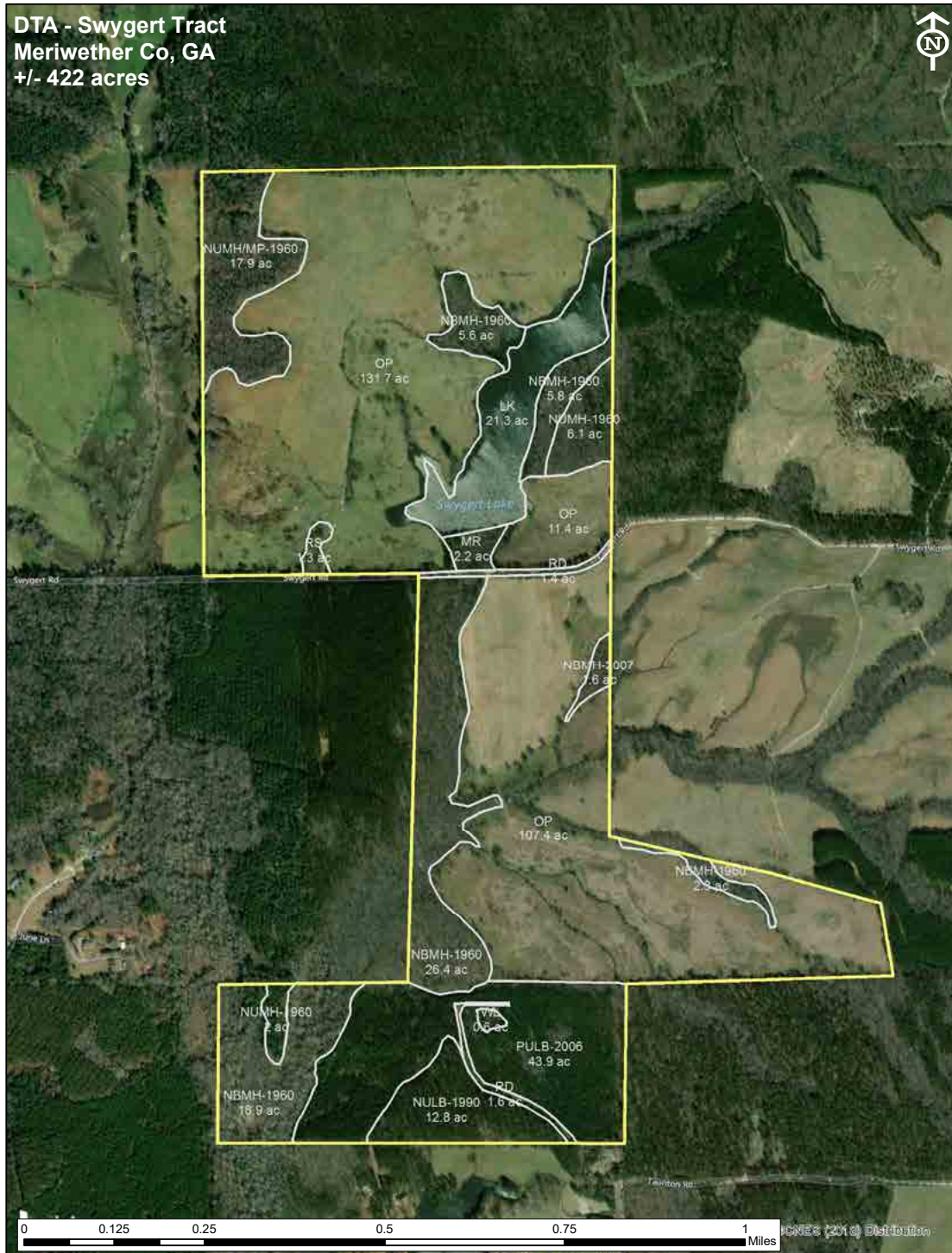
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# SWYGERT LAKE TRACT

## TIMBER STAND MAP



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**FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:**

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