



# TWIN DREAMS FARM

BARNESVILLE, GA | LAMAR COUNTY

326 ± ACRES TOTAL

**T**win Dreams is a 326 ± acre working horse and cattle farm, perfect for horse training/breeding facility, getaways, retreats, retirement, bed & breakfast or agri-tourism.

A beautiful 4,800 ± SF home overlooks the private 8 acre lake; surrounded by shade trees and forest on all sides. This 4 bed/3.5 bath home boasts a fully finished basement, large exercise room, screened porch and a deck that spans the length of the home.

Existing equestrian infrastructure allows this property to operate as a top notch horse training or breeding facility. Several barns and a horse arena are included. The property also has 8 miles of riding trails, perfect for horses, ATV riding or jogging.

The possibilities are endless for this private but easily accessible ranch. Twin Dreams farm is just an hour south of the Atlanta International Airport and a few miles outside of Barnesville and Forsyth.





## SPECIFICATIONS & FEATURES

**Acreage:** 326 ± acres

**Sale Price:** \$1,950,000

**Price per Acre:** \$5,981

**Site Address:** 1444 Hwy 41 S., Barnesville, GA 30204

**County:** Lamar

**Water Features:** 8 ± acre lake fed by 4 streams stocked with bream, bass and catfish. Dock extends onto lake with skeet shooting mounts.

**Road Frontage:** 2,000 ± FT on Hwy 41 and 2,400 ± FT on Crawford Rd

**Utilities:** Electric and 4 wells (3 bored and 1 drilled)

**Game Populations:** Lots of turkey, deer and quail

**Zoning/FLU:** Agricultural

**Amenities:** Electric outdoor six horse exercise machine

### Homes:

- 4,800 ± SF 3 bedroom, 3.5 bathroom home with finished basement, screened porch and large deck overlooking the private lake
- Separate small hunting house

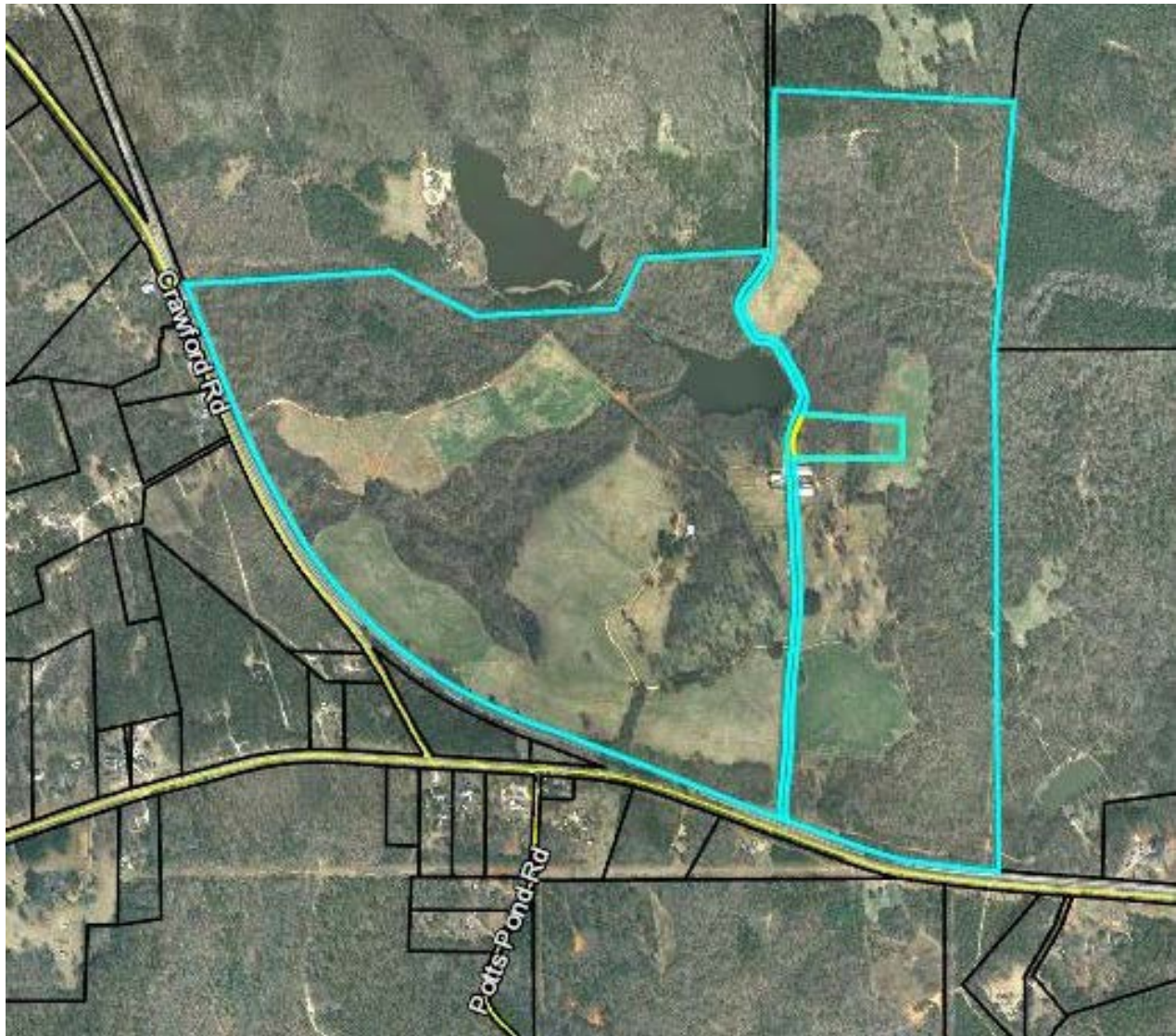
### Structures:

- 40 x 60 feet with three 10 x 20 horse stalls, tack room, hay loft & work area
- 45 x 36 feet with heated work room, vet facility, tack room & bathroom
- 50 x 100 feet hay storage, with one end open for easy in/out with tractors
- 40 x 60 feet covered cattle working facility with enclosed work room
- 3 equipment storage sheds
- 80 x 250 foot white-fence horse arena

**Grass Types:** 42 ± acres Bermuda grass hay fields, 110 ± acres fenced pasture with water on each pasture

**Taxes:** \$11,354 (2016)

**Current Use:** Horse and Cattle Ranch



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 094 044, 094 013

**GPS Location:** 33.055893, -84.055043

**Showing Instructions:** Call agents for showing

One hour south  
of Atlanta airport!

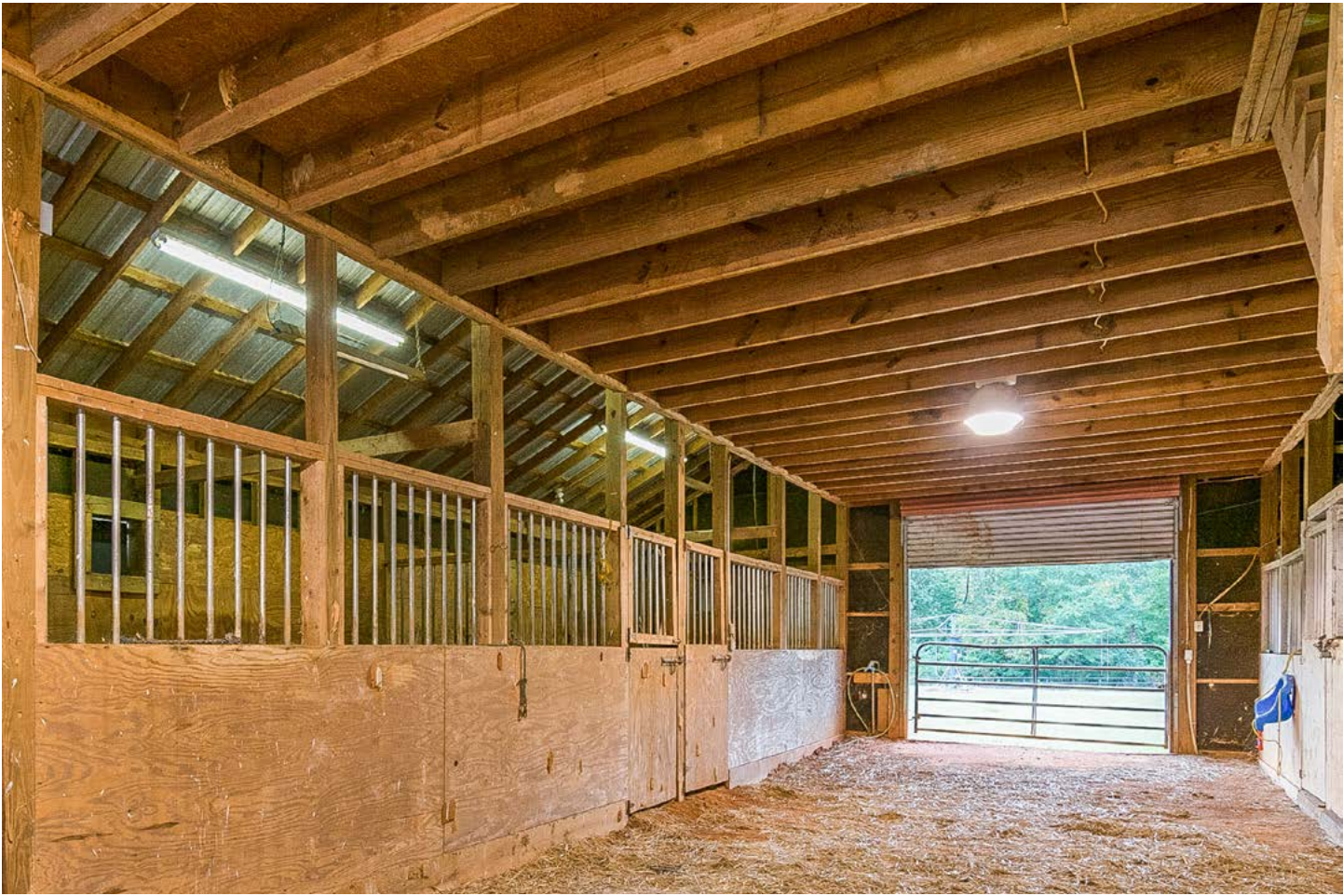
8 miles west of I-75

7 miles east of Barnesville, GA

7 miles west of Forsyth, GA

# 4,800 ± SF HOME









**Saunders**

REAL ESTATE

863.648.1528  
114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**326 ± Acres • Large family retreat home, private lake**  
Equestrian infrastructure in place

## SREland.com/TwinDreams

Bo Jahna 863.800.0332 | BoJahna@SREland.com  
James Potts 706.588.8850 | James.Potts@spinksbrowndurand.com



LAKELAND OFFICE:  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:  
P.O. Box 809 (32655)  
18622 NW US 441  
High Springs, FL 32643

©2018 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.  
©2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



030818-A