

Greenbriar Creek Christmas Tree Farm



Offered for \$1,225,000

+/- 20.04 Acres | 1540 Old Bishop Road | Oconee County, GA | 30621

Raise your family on an agritourist farm just outside of Watkinsville and get the joy of seeing families come cut their perfect Christmas tree each year! Greenbriar Creek Christmas Tree Farm on Old Bishop Road has established itself as the only "cut your own" tree farm in Oconee County. The "turn key" farm has 1850 planted trees, including Leyland Cypress, Carolina Sapphire, Blue Ice and Green Giant. Frasier Firs are shipped in from North Carolina and sold along with wreaths and tree stands. In addition to the cash flow of the Christmas tree farm, this 20.04 acre farm includes a 2700 square foot 4BR 3.5 BA home built in 1992. The one story home includes a guest suite with it's own kitchen, outside entrance and recently replaced HVAC system. A metal roof was installed in 2006 and the brick fireplace has natural gas logs. The home was constructed with 2x6 walls for extra strength as well as insulation value and recent upgrades include wood flooring in the living area and a Marathon water heater. The fenced pasture is ready for your cattle, sheep, goats or horses. A drilled well provides water for the property; however, county water is available at Old Bishop Road. The 20.04 acres is zoned AG and can be divided into (4) 5 acre parcels with approval from Oconee County.

Thomas Verner

Listing Agent

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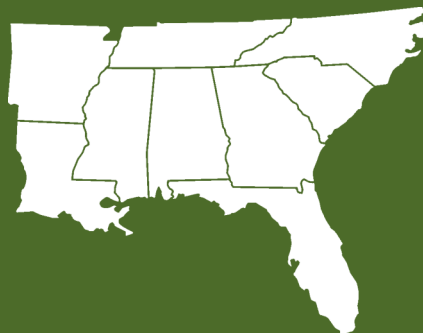
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