LAND AUCTION

53.01 AC± | 2 TRACTS | HENRY CO, GA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/28/26 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: AMERICAN LEGION POST 516, 122 LEGION RD, MCDONOUGH, GA 30253

PROPERTY PREVIEW: 9/11 | 4 PM - 7 PM AND 9/12 | 12 PM - 3 PM
AT 125 KAREN DR, MCDONOUGH, GA 30252

TUSSAHAW ESTATES

53.01± acres of exceptional residential development opportunity in Henry County. Discover an extraordinary opportunity to own prime land offering endless possibilities for a private estate, equestrian facility or residential subdivision development. Surrounded by an area of strong residential growth and community expansion, it is perfect for recreational activities, family estate living, or future residential development. This property combines seclusion, accessibility, and growth potential, making it a rare find in today's market. Whether you envision a private retreat, equestrian haven, or a thoughtfully designed subdivision, this land offers the canvas to bring your vision to life. Don't miss this opportunity - call today to schedule your own private tour.





Tract 1 Description: Tussahaw Farm, 27± Acres

Property Highlights: Size & Setting: 27± acres with a generally flat topography, ideal for development or recreational use.

Natural Features: A beautiful creek, hardwoods, fenced pastures and open fields, perfect for equestrian or agricultural activities.

Accessibility: Entrance with over 630 feet of paved road frontage, just 7 miles from interstate access.

Utilities: Public water, natural gas, electricity, and high-speed internet are available.

Zoning: Currently zoned RA - Residential Agriculture, supporting subdivision potential and estate living.

Lifestyle & Location: Secluded yet accessible, offering privacy with convenience, minutes from McDonough's shopping, dining, and entertainment.

Tract 2 Description: Tussahaw Estates, 26.01± Acres

Property Highlights: Size & Setting: 26.01± acres with a generally flat topography, ideal for development or recreational use.

Natural Features: A beautiful creek, hardwoods, fenced pastures, and open fields, perfect for equestrian or agricultural activities.

Existing Improvements: 3-bedroom, 1-bath farmhouse with multiple outbuildings and established infrastructure.

Accessibility: Private driveway, just 7 miles from interstate access.

Utilities: Public water, natural gas, electricity and high-speed internet are available.

Zoning: Currently zoned RA - Residential Agriculture, supporting subdivision potential and estate living.

Lifestyle & Location: Secluded yet accessible, offering privacy with convenience and minutes from McDonough's shopping, dining and entertainment.

Taxes:	$7737 for both tracts
Survey Needed?:	seller will provide any required surveys prior to close and paid from closing proceeds
Brief Legal:	53.01± acres Henry Co GA, Legal description lot 206 dist 7
PIDs:	142-01017000
Lat/Lon:	33.4139, -84.06685
Zip Code:	30252

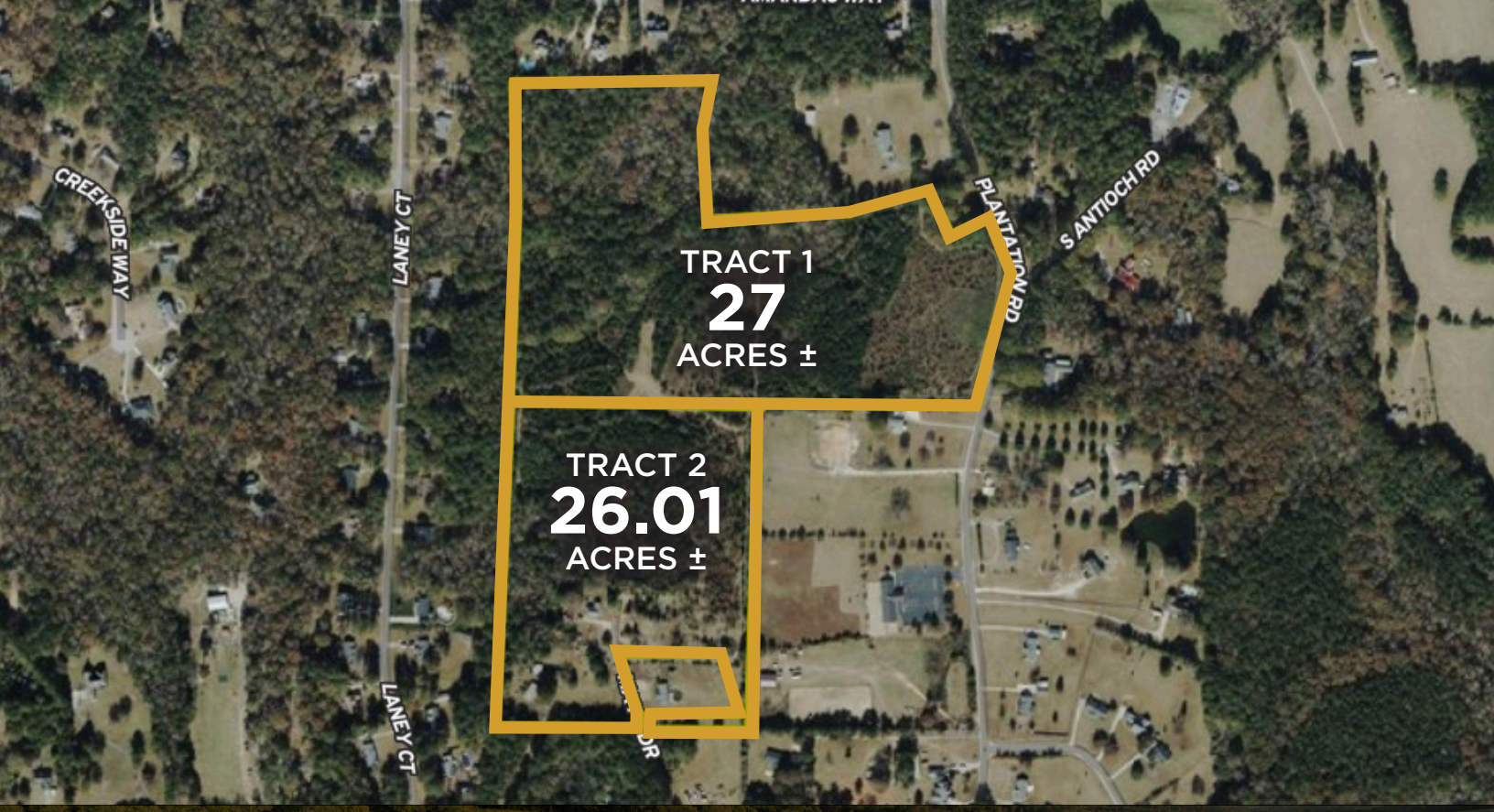
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

MATT GLANDER, AGENT: 404.538.7000 | OFFICE: 217.285.9000 | matt.glander@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

RANCH & FARM AUCTIONS LLC (77760), PH:217.922.0811 IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (65645), PH: 217.285.9000 | Grantson Metz Martin, Georgia Broker, License # 393201 | Jeremy Schaefer, Auctioneer License No. AU004801 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Matt Glander, Georgia Land Specialist, Whitetail Properties Real Estate, LLC, 404.538.7000 | Taylor Osborn (Auctioneer) Real Estate #437838, Auction AU004510



53.01 AC± | 2 TRACTS | HENRY CO, GA

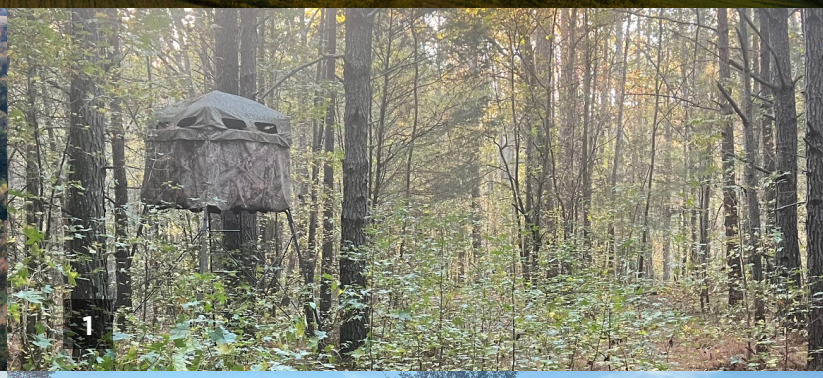
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/28/26 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: AMERICAN LEGION POST 516, 122 LEGION RD, MCDONOUGH, GA 30253

PROPERTY PREVIEW: 9/11 | 4 PM - 7 PM AND 9/12 | 12 PM - 3 PM
AT 125 KAREN DR, MCDONOUGH, GA 30252









IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

MATT GLANDER, AGENT: 404.538.7000 | OFFICE: 217.285.9000 | matt.glander@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

RANCH & FARM AUCTIONS LLC (77760), PH:217.922.0811 IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (65645), PH: 217.285.9000 | Grantson Metz Martin, Georgia Broker, License # 393201 | Jeremy Schaefer, Auctioneer License No. AU004801 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Matt Glander, Georgia Land Specialist, Whitetail Properties Real Estate, LLC, 404.538.7000 | Taylor Osborn (Auctioneer) Real Estate #437838, Auction AU004510