

SALE

Echeconnee Creek Farm
9300 & 9350 Hopewell Road, Lizella, Bibb County, GA 31052



Property Video: <https://vimeo.com/745782304/1bc3e7b069>

SALES PRICE: \$700,000

LOCATION OVERVIEW

- One mile from Interstate 475
- Nine miles from Lake Tobesofkee
- 15 miles from Downtown Macon
- Convenient to eateries, shopping, banks, schools & churches

PROPERTY OVERVIEW

- 109± Acres Total
- 6± Acre Stocked Pond
- Over 1/2 mile frontage on Echeconnee Creek
- 2,000± SF Two-Story Cypress Cabin
 - 5 Bedrooms / 2 Baths
 - Pine walls, floors and ceiling throughout
 - Ceramic bath floors with granite counters

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY
Created 8/29/22

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PROPERTY SUMMARY

This pristine farm on the Echeconnee Creek includes a former American Indian settlement, evidenced by the collection of hundreds of arrowheads and native pottery shards. Today, the 109± acres is served by an annually running stream that supplies the year-round water source for the six-plus acre lake, stocked with trophy large mouth bass and bream.

Overlooking the lake is a well-planned two-story cypress sided home with five bedrooms and two full bathrooms. The open floor plan provides for a spacious modern kitchen with all black appliances and a kitchen bar to seat six. A spacious living area, seating eight-ten people faces the fireplace. The stone faced fireplace burns the real thing, which will enhance the all pine interior finish. Two bedrooms are on the main floor, with closets and storage. Upstairs there are three more bedrooms. Collectively, three of the bedrooms overlook the lake. All are handsomely furnished.

You can watch the sunsets over your lake from the large rear porch. This home is served by twin central heating and air units. All the appliances and furniture shown on the accompanying photos are included with sale.

There is a three stall pole-barn near the home that serves as an all-purpose tractor barn. There are over 60 acres of grassed fields that were planted dove-fields in the recent past. Deer and turkey roam the extensive hardwood Echeconnee Creek bottoms. The property has proven to be a white tail haven. Numerous permanent stands and feeders on-site will be included with the sale.

There is a site along the Echeconnee that would be easily converted into a wood duck hole. Much of the property is fenced and the entire property is well-kept, private and very peaceful, day and night.

I look forward to touring this property with you.

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PROPERTY VIDEO:	https://vimeo.com/745782304/1bc3e7b069
LOCATION:	<ul style="list-style-type: none">• One mile from Interstate 475• Nine miles from Lake Tobesofkee
IMPROVEMENTS:	<ul style="list-style-type: none">• 1,960± SF Two-Story Cypress Cabin<ul style="list-style-type: none">- 5 Bedrooms / 2 Baths- Pine walls, ceiling & floors throughout- Ceramic bath floors with granite counters- New AC unit• New equipment shed
ACREAGE:	<ul style="list-style-type: none">• 109± Acres Total• Two Parcels (103.79 Acres & 5.19 Acres)• 1/2 mile of frontage on Echeconnee Creek
POND:	6± acre stocked pond
TIMBER/ PASTURE:	<ul style="list-style-type: none">• Mixture of hardwoods and pine• Coastal Bermuda pasture
PROPERTY TAX:	\$6,843 (2021)
SALES PRICE: \$700,000	



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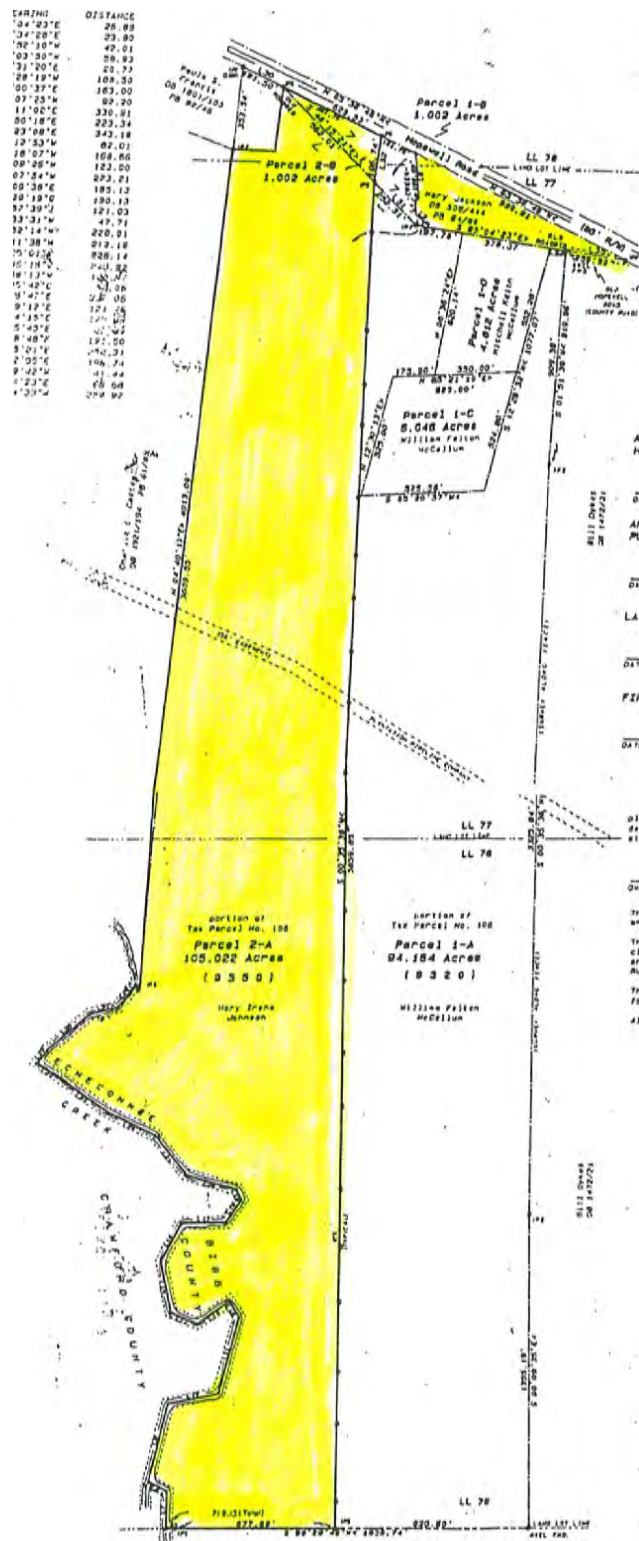
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PROPERTY PLAT



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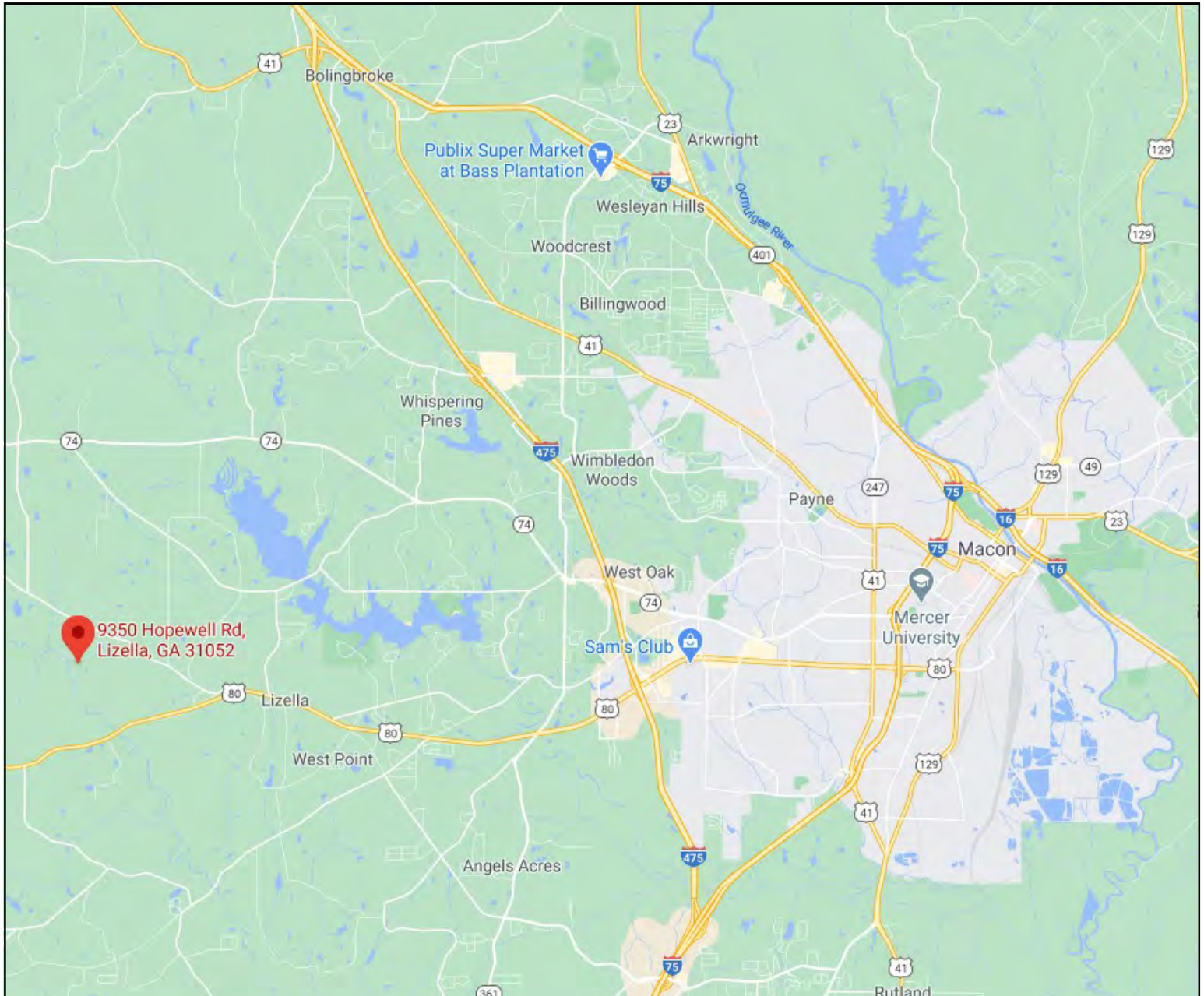


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LOCATION MAP



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DEMOGRAPHICS - BIBB COUNTY

KEY FACTS

157,366

Population



Average Household Size

37.8

Median Age

\$48,982

Median Household Income

BUSINESS



6,634

Total Businesses



84,123

Total Employees

INCOME



\$48,982

Median Household Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

EDUCATION

12%

No High School Diploma



31%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



66%

White Collar



19%

Blue Collar



15%

Services



Unemployment Rate

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	15.3%	+6.4%	
\$15,000 - \$24,999	9.5%	+1.8%	
\$25,000 - \$34,999	12.2%	+4.2%	
\$35,000 - \$49,999	13.7%	+2.2%	
\$50,000 - \$74,999	14.7%	-3.3%	
\$75,000 - \$99,999	11.7%	-1.6%	
\$100,000 - \$149,999	12.5%	-4.0%	
\$150,000 - \$199,999	5.3%	-2.2%	
\$200,000+	5.1%	-3.4%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.