

117.34 AC FARM ESTATE NEAR ATLANTA

655 McDonough Road
Hampton, GA 30228



Summary

Area Info

Photos

Maps

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

PROPERTY DESCRIPTION

Lot Size:	117.34 AC
Utilities:	Sewer, Natural Gas, Water, Electric, Internet
Zoning:	AG
Traffic Count:	McDonough Road - 13,900 VPD McDonough Road at Tara Blvd - 42,000 VPD New Hope Road - 7,400 VPD
Frontage:	McDonough Road - 1,680 ft New Hope Road - 1,526 ft
Site Gallery:	https://georgiadronepros.hd.pics/655-McDonough-Rd



**REDUCED
PRICE:
\$3,500,000.00**



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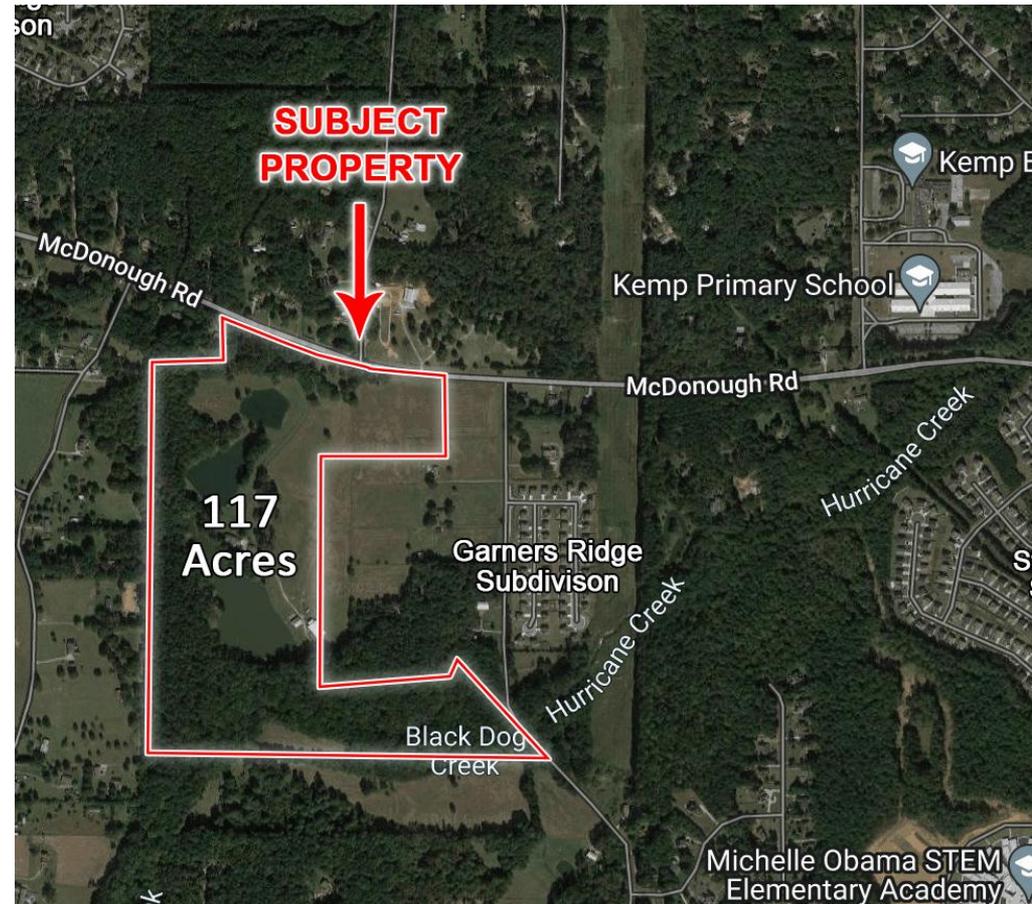
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LOCATION INFORMATION

LOCATION HIGHLIGHTS

- 30 Minutes from Atlanta's Downtown and Hartsfield-Jackson Atlanta International Airport.
- Easy access to I-75, US Highway 41, Atlanta Motor Speedway, Atlanta Speedway Airport, and Trilith Studios.
- Sewer, natural gas, electrical, and paved driveway already on site.
- Excellent frontage on McDonough Road.
- Amenities include a 5BR/4BA main residence (6,082 SF), 2BR/2BA guest home (1,152 SF), 6,000 SF pole barn, 2,300 SF barn, carriage house, 5-acre private lake, and private dock with great views.

Demographics 2025	5 Miles	10 Miles	15 Miles
Population	96,867	362,814	762,283
Avg HH Income	\$99,416	\$100,130	\$101,305
Median Age	36.1	36.5	36.7



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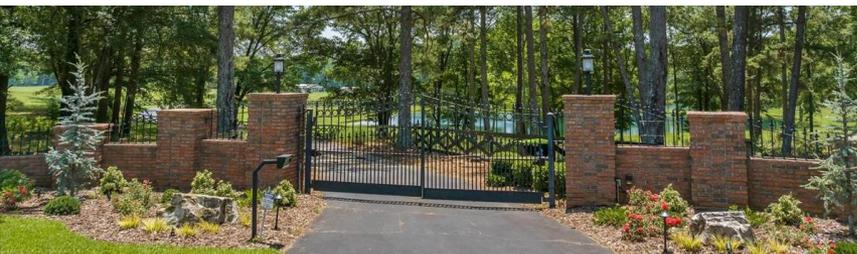
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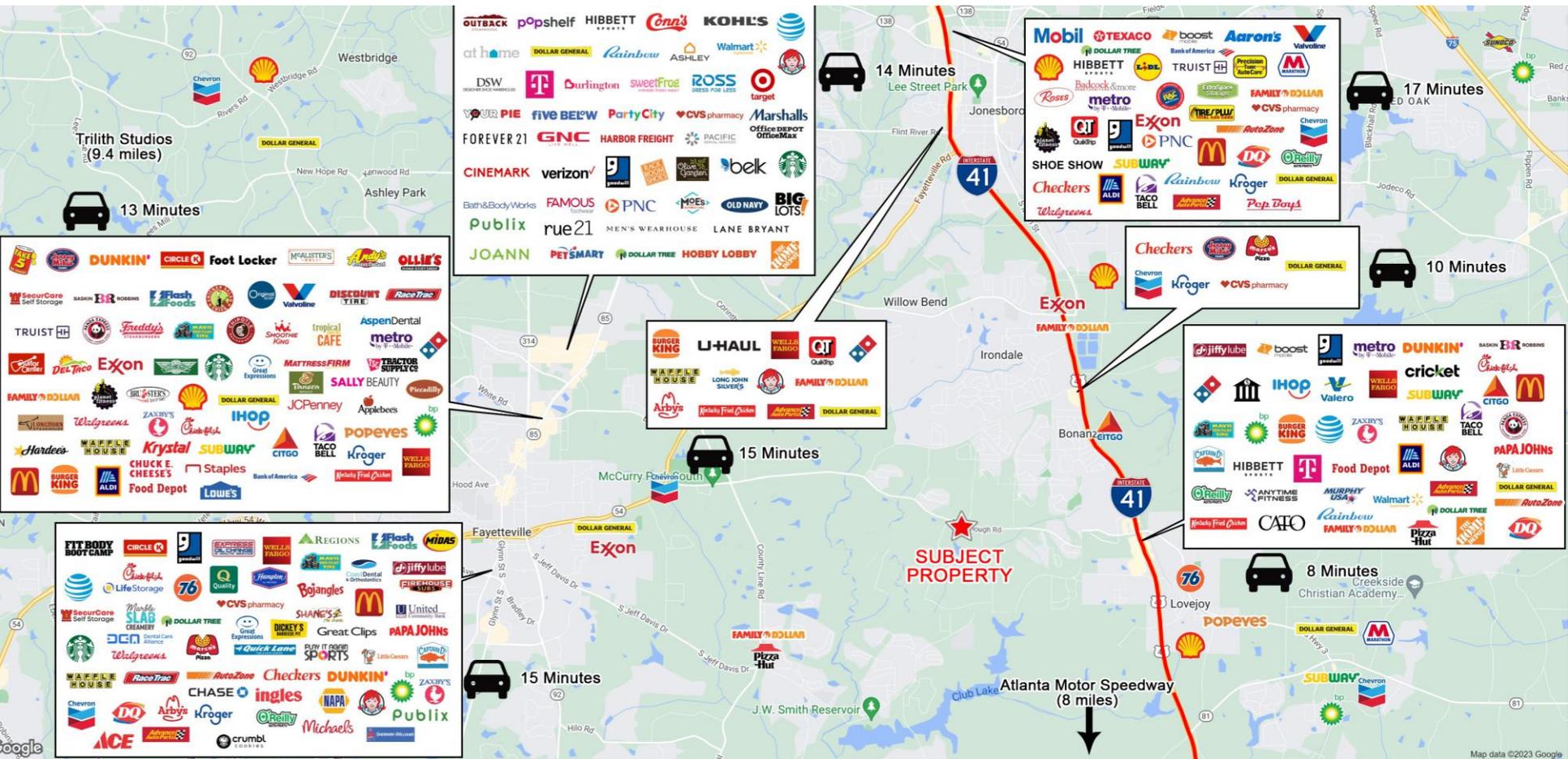
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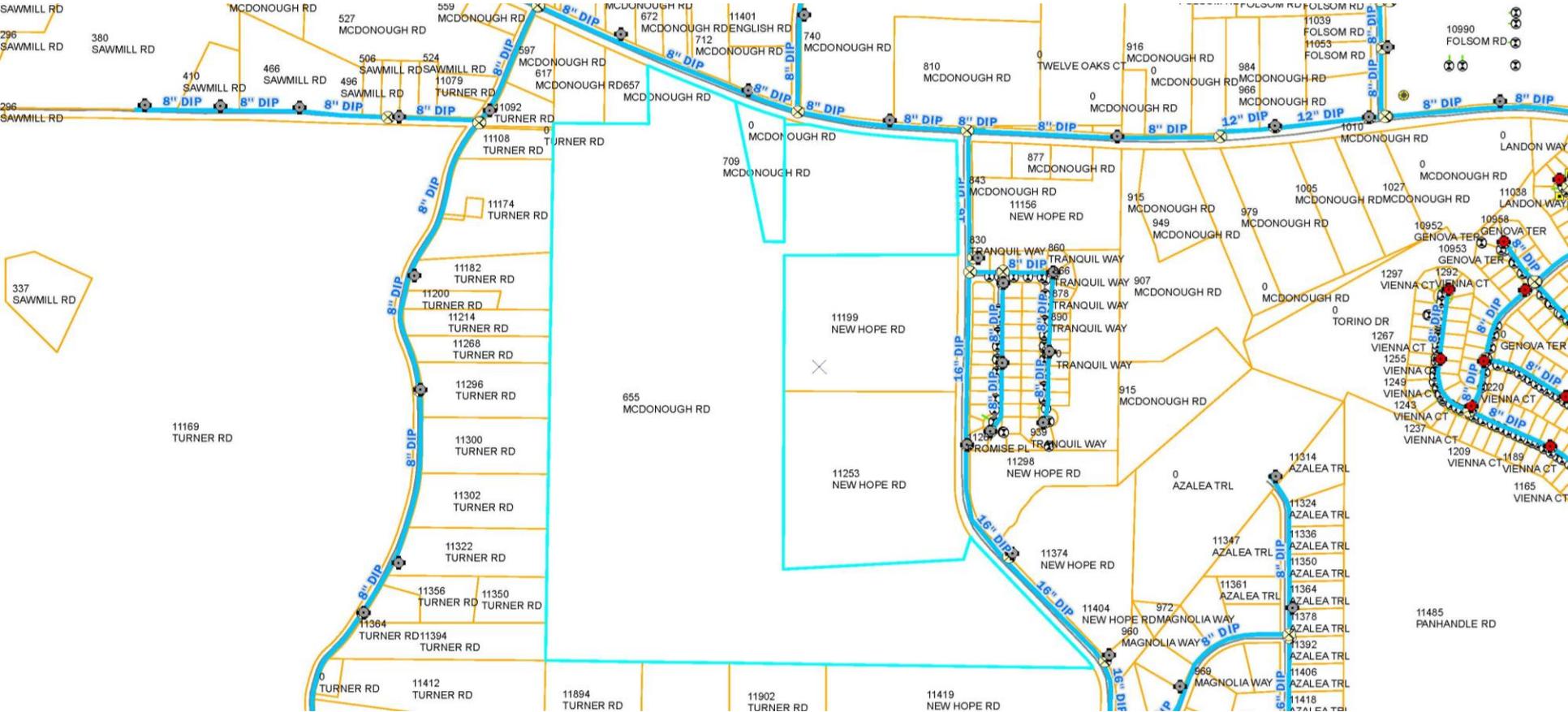
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WATER & SEWER MAP



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AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](#) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.

Presented by: Jenny Howell

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.



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