

# Lil Hoofs Farm - FOR SALE

*Your own Heaven on Earth*

Equine facility, currently housing Large Horses as well as Miniature Horses/ Donkeys. Former Cattle Farm. Located at 268 Murdock Rd. Cochran Ga. 31014 - Bleckley County

This property is ideally located in Middle Georgia between Cochran and Macon down historic Red Dog Road just off Golden Isles Hwy and is approximately 23 miles from Robins A.F.B.

## Home and 150 +/- acres | Features include but are not limited to:

<ul style="list-style-type: none"><li>• Beautiful Home<ol style="list-style-type: none"><li>1. Over 2,000 sq. ft.</li><li>2. Total electric.</li><li>3. Central heat and air.</li><li>4. Three fireplaces. 2 with gas logs.</li><li>5. Heart Pine floors</li><li>6. 12' ceilings</li></ol></li><li>• Hughes net Satellite system</li><li>• Direct TV Hi Def.</li><li>• Spring fed pond –never goes dry</li><li>• 800 Pecan Trees.</li><li>• Fruit trees – Grape arbors</li><li>• Inground Swimming Pool</li><li>• Gazebo</li></ul>	<ul style="list-style-type: none"><li>• Bleckley County School System - #1 in the state!</li><li>• Low taxes.</li><li>• Secluded but convenient, just a few miles outside of Cochran. Located at the end of a dead end road. Private, Peaceful and Tranquil.</li><li>• Caretaker or guest home built in 2008<ol style="list-style-type: none"><li>1. Full kitchen</li><li>2. Full bath</li><li>3. Living quarters with A/C and Fireplace.</li></ol></li><li>• Large Workshop</li><li>• Spacious Equipment building for tractors and hay storage.</li><li>• Professionally lighted and landscaped yard with beautiful gardens.</li></ul>
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...Many more amenities.

Perimeter completely fenced with electric high tensile fencing.

90 Acres of Pasture | Cross-fenced with high tensile and black 4 board.

All paddocks have automatic watering systems. All paddocks have shelters.

Large 8 stall barn with hay storage, feed and tack room as well as automatic watering system.

Miniature stables, all with automatic watering system.

**\$675,000**

**Video, Photos and Aerial View available at <http://www.lilhoofsfarm.com/sale.htm>**

**Contact: Bob Martin**

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