

# Discover 8.5 Wooded Acres in Senoia, GA

1136 Dolly Nixon Road | Coweta County | Offered at \$199,950

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Create your own private retreat on approximately 8.5 wooded acres in Senoia, Georgia. Located at 1136 Dolly Nixon Road in Coweta County, this property combines mature trees, a peaceful creek, paved-road frontage, public water access, and conventional septic suitability with a convenient location near downtown Senoia and Peachtree City. It is an inviting opportunity for buyers seeking a private homesite, recreational land, or a long-term land investment in the southern Metro Atlanta area.

## Property Highlights

- Two adjoining parcels totaling approximately 8.5 acres, sold together
- Approximately 211 feet of frontage on Dolly Nixon Road
- Direct access from a paved, publicly maintained road
- Fully wooded land with mature trees and a natural creek
- Public water service available through CCWSA; septic system required
- Electricity available through EMC
- RC - Rural Conservation District zoning

This property offers the space and privacy to create a homesite that feels tucked away from the noise and congestion of everyday life. The land is undeveloped, giving the future owner the flexibility to explore home-placement options, preserve mature trees, and shape the property around their own vision.

A creek runs through the acreage, adding character and creating an inviting backdrop for outdoor enjoyment. Whether you picture a private country home, a weekend retreat, walking trails, a quiet place to enjoy nature, or a long-term land investment, this property offers a versatile foundation for your plans.

## Country Living Near Everyday Amenities

Downtown Senoia is only a short drive away, offering an inviting small-town atmosphere with locally owned shops, restaurants, community events, parks, and walking trails. Newnan, Peachtree City, and other destinations in the southern Metro Atlanta area are also within convenient driving distance for additional shopping, dining, employment, and everyday services.

For buyers searching for wooded acreage for sale in Senoia, a rural homesite in Coweta County, or recreational land in Georgia, this property offers a compelling combination of natural beauty, privacy, access, and location convenience.

## Shopping, Groceries, and Everyday Essentials

- Dollar General - 4 min (2 mi)
- Publix Super Market at Senoia Village - 5 min (3 mi)
- Senoia Animal Hospital and Pet Resort - 6 min (3.7 mi)
- Hometown Hardware Company - 7 min (3.9 mi)
- Wilshire Pavilion - 12 min (7.9 mi)
- Publix Super Market at Wilshire Pavilion - 13 min (8 mi)
- Braelinn Village Shopping Center - 17 min (11.6 mi)
- The Avenue Peachtree City - 20 min (13.1 mi)
- Willowbend Shopping Center - 20 min (13.2 mi)
- Westpark Walk Shopping Center - 20 min (13.3 mi)

## Parks, Recreation, and Local Attractions

- Haralson Park - 5 min (3 mi)
- City of Senoia Seavy Street Park - 6 min (3.3 mi)
- Starr's Mill Park - 10 min (6.3 mi)
- Peachtree City Athletic Complex - 13 min (8.6 mi)
- MOBA Sports Complex - 13 min (8.6 mi)

#### **Nearby Schools and Childcare**

- Eastside Elementary School - 3 min (1.6 mi)
- East Coweta Middle School - 9 min (4.8 mi)
- Primrose School of Peachtree City - 12 min (6.1 mi)
- Peeples Elementary School - 13 min (7.8 mi)
- Rising Starr Middle School - 13 min (7.9 mi)
- Starr's Mill High School - 13 min (7.9 mi)

#### **Schedule a Property Visit**

Contact us for additional information or instructions for viewing the property.

*Buyers should independently verify zoning requirements, building setbacks, creek buffers, floodplain or wetland conditions, recorded restrictions, school zoning and enrollment eligibility, and all other matters relevant to their intended use during the due-diligence period.*

**Seller Financing Available!**

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