

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A  
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**POWELL**  
PROPERTY GROUP

# MILFORD TRL FARM 52+/- ACRES IN NORTH FORSYTH

FOR SALE

*Land :*

4105 MILFORD TRAIL, CUMMING, GA 30028

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4105 MILFORD TRAIL, CUMMING, GA 30028



## OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	52 Acres
Zoning:	A1

## PROPERTY OVERVIEW

Gorgeous mix of pasture and woods. . Contact agent for more details  
Beautiful Rolling 52+ Acres in North Cumming  
Matt Elementary, Liberty Middle & West Forsyth Schools  
Approx 5 minutes from Hwy 400, approx 15 minutes from the Dawsonville outlets, and approx 15 minutes from Lake Lanier. Property borders Matt community Park

## PROPERTY HIGHLIGHTS

- Beautiful Rolling 42+ Acres in North Cumming
- 100+ year old Farm
- Stunning Private Area in Bustling Forsyth County
- Sewer available

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Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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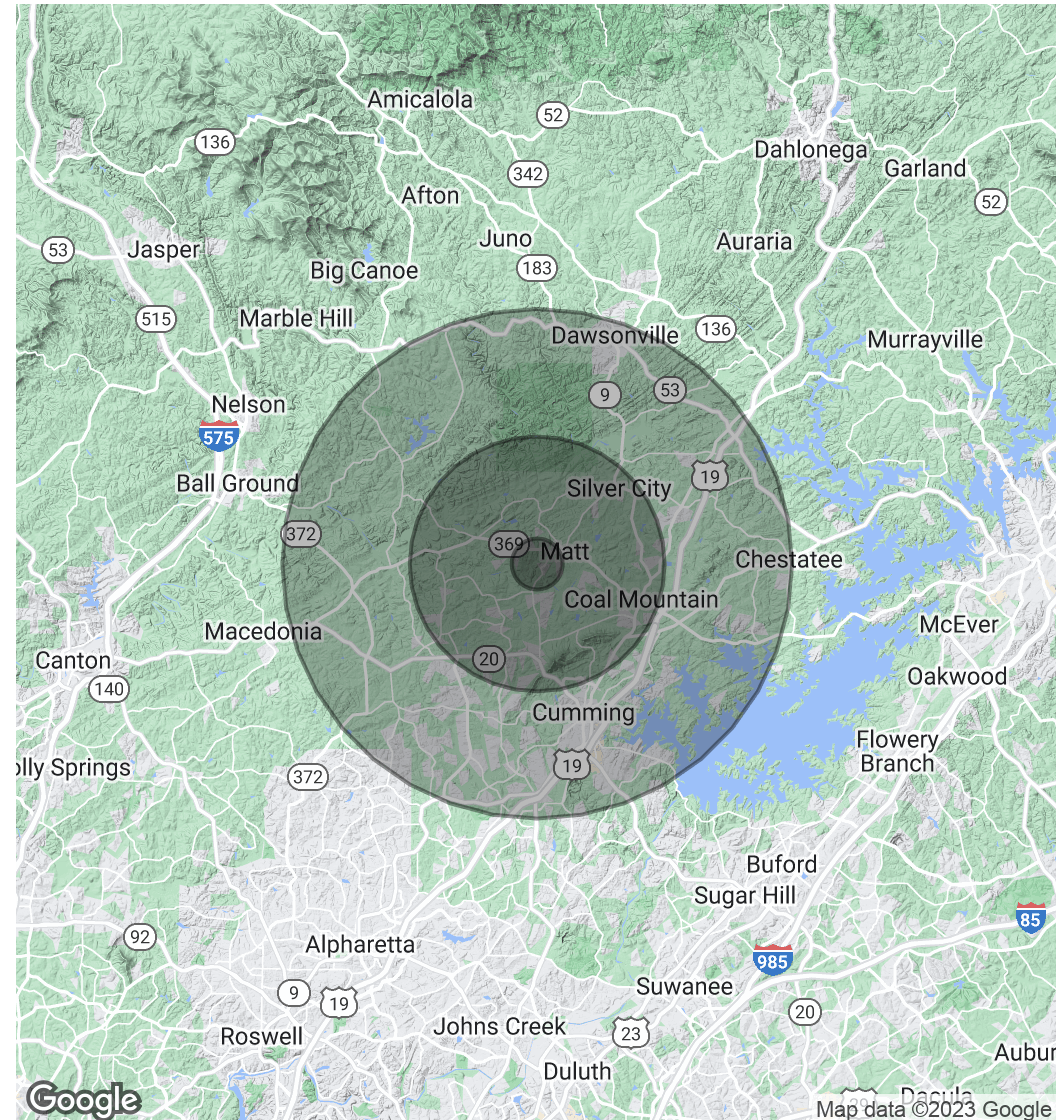


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,169	31,673	129,455
Average age	35.5	35.6	36.7
Average age (Male)	35.5	36.0	36.0
Average age (Female)	36.6	35.8	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	10,503	44,713
# of persons per HH	3.1	3.0	2.9
Average HH income	\$77,210	\$85,148	\$91,058
Average house value	\$222,501	\$234,482	\$287,718

\* Demographic data derived from 2020 ACS - US Census



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