



*Beautiful Mountain Views Along the Ridgeline*



*Tumbling Water Creek Through The Property*

PROPERTY INFORMATION SHEET

PRICE: \$3,750 per acre    ACREAGE: 221.84 +/- acres    COUNTY: Gilmer    AREA OF COUNTY: Central

DISTRICT: 5th    SECTION: N/A    LANDLOT: 7 & 30

TERMS: Cash    TOPOGRAPHY: Long rolling ridgelines and gentle mountain coves.

DESCRIPTION: A MOUNTAIN BEST BUY - 222+/- ACRES AT \$3,750/ACRE!!! This one is priced well below market value, and it's a top-notch tract to boot. Splendid views, creeks and branches, good access, and scenic amenities. Located in eastern Gilmer County in a pretty mountain location. A long ridgeline runs through the spine of the property with excellent mountain views all the way up. This rounded length of ridgeline is flat to rolling and provides an excellent perch for all kinds of structures to look out over the countryside. And there's plenty of gentle and usable terrain to be had here (and some mountainous terrain too, we are in the mountains), not just along the ridgeline but along the creek and up into a cove as well. The land is covered with scenic timber, plenty of hardwoods and a nice native understory to go along with them.

SETTING/LAND: Secluded and beautiful with fine timber, in a rural but accessible area.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: At Property.

STREET/ACCESS: Paved and gravel road frontage, woods road thru property.    PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS. From Ellijay: Take GA Highway 52 East 8+/- miles turn Right onto Burnt Mountain Road (Hwy 108); go 4.5+/- miles, turn left onto Dickerson Road. Property fronts both Dickerson Road and a bit of Highway. 108. Note: Property is gated, give us a call and we'd be glad to show it.

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