



*2258 Tesnatee Gap Valley Road  
Cleveland, GA 30528*



*Open Pastures With Creek Flowing Through*

PROPERTY INFORMATION SHEET

PRICE: \$339,000      ACREAGE: 25.3+/- acres      COUNTY: White      AREA OF COUNTY: Central

DISTRICT: 1st      SECTION:      LANDLOT: 12

TERMS: Cash or Land Bank      TOPOGRAPHY: From flat to rolling and all usable.

STREAMS ON PROPERTY: Small creek flows through, and borders Tesnatee Creek.      MINERAL RIGHTS: Included.

DESCRIPTION: GREEN PASTURES, LONG VIEWS, and flowing waters on this gentle terrain 25.3+/- acres just outside of Cleveland, GA. Top quality grasslands cover most of the property, fenced and cross fenced, with a small creek flowing through the entire breadth. Plus the property fronts on Tesnatee Creek (large enough for fish) on the back side. Up along the paved County road frontage section is an old fix-er-up house that overlooks a cascading waterfall drop. Two barns – one merely spacious the other quite large – offer storage and utility for equipment, critters, and crew alike. Over to one side of the property a rolling hill offers a superb building site for a new home; from here you can not only survey your entire domain but can look far into the distance to Wauka and Long Mountain. Scenic appeal and usability abound on this property.

SCHOOL-ELEM: Other      MIDDLE: Other      HIGH: White County

SETTING/LAND: Beautiful open expanse of grassy acres and rolling terrain with easy access and convenience.

BUILDINGS ON PROPERTY: Old house (fix-er-up) and two barns.      POWER/TELEPHONE: At Property.

STREET/ACCESS: Paved County road frontage.      PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From downtown Cleveland: Take U.S. Hwy 129N 2.6 miles turn left onto Tesnatee Gap Valley Road, go 0.7 miles to property on the right.

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