



A Panoramic North Georgia landscape as seen from the top of the property
\$139,900
10.74+/- Acres



It is an uncommon occurrence in the North Georgia mountains that one tract of land combines a view of rarity with a gentle terrain building site to take advantage of it. The terrain is perfectly flat along the top of the ridgeline and gently slopes back along the south side of the property. Roadways friendly to the typical family vehicle lead up to the top; the area itself in eastern Gilmer County is far from noise and intrusions of any kind. The property is ideal for a home or cabin, or as a weekend getaway for camping, picnicking, or just drinking in the view. The mountains directly to the north are part of the Rich Mountain Wilderness Area and the elevations visible to the northwest distance lifting to over 4000' elevation are part of the Cohutta Wilderness Area - the view extends all the way to the Tennessee line.



DOVER REALTY

PUBLIC SQUARE
PO BOX 731
DAHLONEGA, GA 30533

706/864-2600



A Second Generation Family Business

PROPERTY INFORMATION SHEET

ACREAGE: 10.74+/- acres

PRICE: \$139,900

COUNTY: Gilmer

DISTRICT: 6th

LAND LOT: 319

AREA OF COUNTY: Southeast.

TERMS: Cash.

PLAT/SURVEY AVAILABLE: Yes.

BUILDINGS ON PROPERTY: No

TOPOGRAPHY: Flat along the ridgeline to gently sloping on the south side of the property; the northernmost portion of the property drops off rapidly and affords the wonderful view.

STREAMS ON PROPERTY: None, property lies on top of a ridgeline.

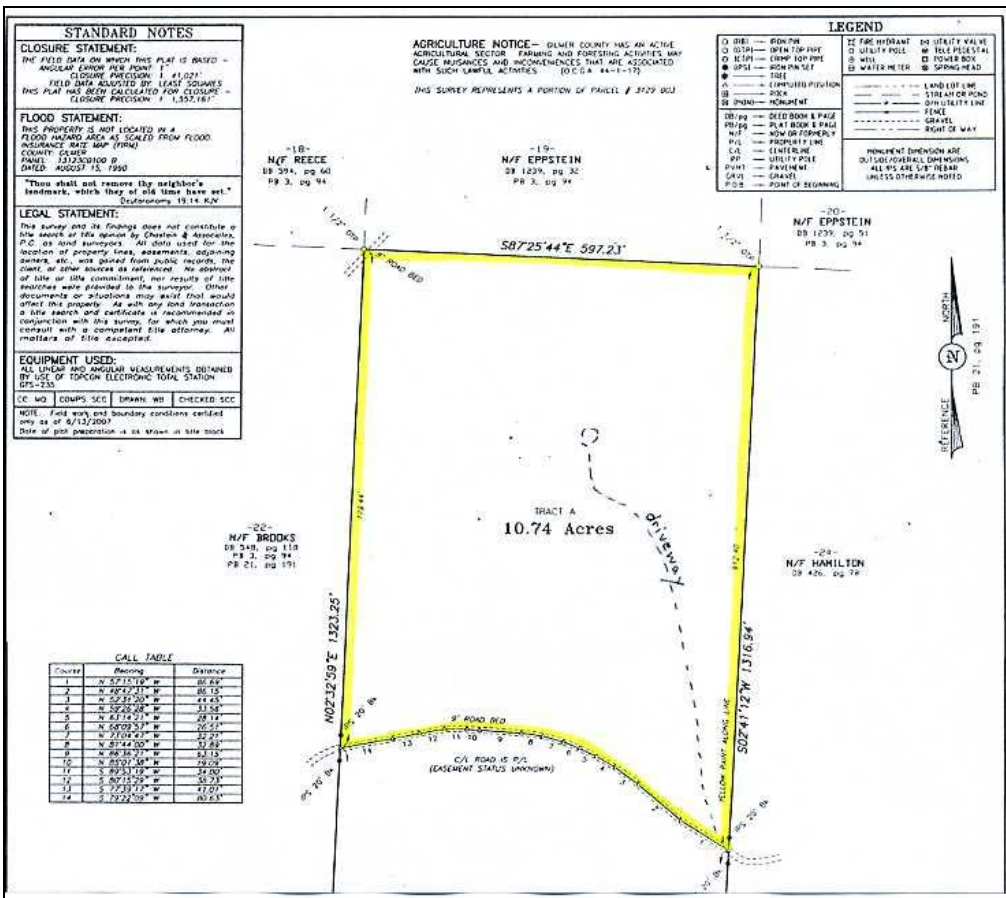
RESTRICTIONS: Minimal.

MINERAL RIGHTS: Included.

“ZONING”: Ag/Res.

STREET/ACCESS: Gravel, in good condition.

DIRECTIONS: From Ellijay: Take Hwy 52 east 10+/- miles turn right onto South Piney Spur Road (at Ebenezer Church), go 2.3 miles to top of the mountain (through and beyond “The Highlands”), property fronts the right side of the roadway at Dover Realty “for sale” sign. From north of Dawsonville at Hwy. 52/Hwy. 183 intersection: Take Hwy. 52 west 9+/- miles turn left onto South Piney Spur Road at Ebenezer Church, see above.



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**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.