

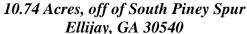
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A Second Generation Family Business









Gentle Terrain with Fantastic Views!

## PROPERTY INFORMATION SHEET

PRICE: \$179,900 ACREAGE: 10.74+/- acres COUNTY: Gilmer AREA OF COUNTY: Central

<u>DISTRICT</u>: 6th <u>SECTION</u>: 1st <u>LANDLOT</u>: 319

<u>TERMS</u>: Cash <u>TOPOGRAPHY</u>: Flat to rolling, very usable.

STREAMS ON PROPERTY: None.

<u>DESCRIPTION</u>: A VIEW OF LIFETIMES from this 10.7 acres at the top of the mountain. Gentle terrain going up & flat at the top, no cliffhanger here. The view is as good as one could ask for - all the way from the distant mountains in Tennessee to across the Cohutta Wilderness to the main line of the Blue Ridge Mountains - all unobstructed and unsurpassed - layers upon layers of mountains and sprawling valleys. Pretty hardwood timber canopy, good condition roadways. Potential "owner" financing. Cabin, retirement home, camping - a beautiful property and a fantastic vista splendor.

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

<u>SETTING/LAND</u>: Mountaintop private and secluded with pretty timber and fantastic views.

<u>BUILDINGS ON PROPERTY</u>: **None.** <u>RESTRICTIONS</u>: **None.** <u>POWER/TELEPHONE</u>: **Nearby.** 

STREET/ACCESS: Gravel, first County then private, good condition. PLAT/SURVEY AVAILABLE: Yes.

<u>DIRECTIONS</u>: From Ellijay: Take Hwy 52 east 10+/- mi turn R onto South Piney Spur Road (at Ebenezer Church), go 2.3 miles to top of the mountain and once inside "The Highlands" take 2nd rd to the R, continue onto a gravel woods road 0.2mi to property on the R.

From north of Dawsonville at Hwy. 52/Hwy. 183 intersection: Take Hwy. 52 west 9+/- mi turn L onto South Piney Spur Road at Ebenezer Church, see above.

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