



**0 Whitepath Road
Ellijay, GA 30540**



Noisy Water Along Here

PROPERTY INFORMATION SHEET

PRICE: \$7,990 per acre **ACREAGE:** 153+/- Acres **COUNTY:** Gilmer **AREA OF COUNTY:** North Central

DISTRICT: 10th

SECTION: 2nd

LANDLOT: 269, 270 & 272

TERMS: Cash

TOPOGRAPHY: Abundant flat to rolling; a bit of mountainous diversity.

STREAMS ON PROPERTY: Nice branch flows through the property. **MINERAL RIGHTS:** Included.

DESCRIPTION: AN ABUNDANCE OF GENTLE TERRAIN comprises this fine 153+/- acre tract located about 5 minutes north of Ellijay, GA. There's acres and acres of perfectly flat to gentle rolling hills and enough diversity to make the tract interesting, sweeping up to a tall ridgeline high enough to take in mountain views. A clean-watered branch forms at the base of the ridgeline and flows across the property. Attractively wooded, scenic and private, excellent for personal use with plenty of room for multiple structures. This one would convert into nice pastureland and there's a good potential of converting the merchandisable timber to help defray the costs. Or leave it wooded, it has a really nice feel to it. Superconvenient access off the pavement and 4-lane, scenic and appealing, friendly terrain, and equally suited for personal or development use in a top-quality property.

SCHOOL-ELEM: Ellijay Elementary

MIDDLE: Clear Creek Middle

HIGH: Gilmer County

SETTING/LAND. Private but easy access and convenient to town. Nicely wooded and scenic.

BUILDINGS ON PROPERTY: None.

RESTRICTIONS: None.

POWER/TELEPHONE: At the Property.

STREET/ACCESS: Frontage on paved county road. **PLAT/SURVEY AVAILABLE:** Yes.

DIRECTIONS: From Ellijay: Take Highway 515 for 5.7+/- miles, turn left onto Whitepath Road (at the Auto Auction), go 0.2+/- miles, turn left into the Fire Station, then driveway (gated) into the property, is about 125' on the Right.

Vic Dover: 706-265-5855
www.vinsondoverrealty.com

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

Complete info at <http://www.vinsondoverrealty.com>