



A Beautiful Valley, Pasture, & Trout Stream



568 Tails Creek Road, Ellijay GA 30540

PROPERTY INFORMATION SHEET

PRICE: **\$1,390,000** ACREAGE: **131+/- acres** COUNTY: **Gilmer** AREA OF COUNTY: **Western**

DISTRICT: **25th** SECTION: LANDLOT: **249**

TERMS: **Cash** TOPOGRAPHY: **Rolling hills and flat valley with trout stream flowing through.**

DESCRIPTION: **THE VALLEY OF TAILS CREEK runs through this most special and scenic of North Georgia mountain farms. Nearly a mile of open and groomed grasslands extend up and down the length of the property and Tails Creek, a North GA trout stream, flows spritely through. Acres of high quality fescue grass and rolling hills of fine timber round out the scenery. A builder's custom Southern Plantation residence overlooks the valley; an upscale ambiance of high-end appliances, moldings, tray ceilings, wainscoting, stone, gleaming oak, ceramic, transoms, tall to towering ceilings, bay windows, screened and bricked porches. Large shop and several auxiliary buildings. Choice for many uses but excelling in scenic beauty, a true synergy of the very best in land, home, and setting.**

SETTING/LAND: **A long beautiful valley, trout stream, and rolling hills in the Southern Blue Ridge Mountains.**

BUILDINGS ON PROPERTY: **Several outbuildings with electric and water.** POWER/TELEPHONE: **Underground.**

STREET/ACCESS: **Private but with paved County and State Rd frontage.** PLAT/SURVEY AVAILABLE: **Yes.**

DIRECTIONS. **From Ellijay: Take Highway 76/282 (Tails Creek Road) west 8.7+/- miles turn right onto Tails Creek Church Road; go 0.6 miles to property on the right. NOTE: Property is gated and monitored with alarm, viewing by appointment please. Thanks!**

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