



**0 Bear Scratch Road
Ellijay, GA 30540**



Driveway Into And Thru the Property

PROPERTY INFORMATION SHEET

PRICE: **\$7,500 per acre** ACREAGE: **27+/- acres** COUNTY: **Gilmer** AREA OF COUNTY: **Southeast**

DISTRICT: **5** SECTION: **2** LANDLOT: **20 & 53**

TERMS: **Cash** TOPOGRAPHY: **Mountainous with hilltops and ridges.**

STREAMS ON PROPERTY: **Branch flows through lower portion** MINERAL RIGHTS: **Included.**

DESCRIPTION: **HIGHLANDS AT 2500' ELEVATION--It's cooler up here in the summer! Beautifully wooded and scenic mountain lands up on Amicalola Ridge with some fine views to be had in this very quiet and infrequently traveled private and gated area. The location is not far from Amicalola Falls State Park, access is via excellent to good condition gravel roadways and there are no restrictions nor Homeowners Associations, but you do have power and telephone. Bear Scratch Road (aptly named) goes to and through the property and there's several good cabin sites on gentle terrain. You'll need to trim out to get an eyeful of the year-round vistas of the surrounding mountains but they're there for the revealing. Terrain varies from rounded hilltop to sloping mountain but with easy access. This one is excellent for a mountain retreat and very reasonably priced.**

SETTING/LAND: **High-elevation mountain land with scenic mature timber and semi-wilderness location.**

BUILDINGS ON PROPERTY: **None.** RESTRICTIONS: **No Deed Restrictions.** UTILITIES: **At The Property.**

STREET/ACCESS: **Good condition gravel road to/thru the property** PLAT/SURVEY AVAILABLE: **Yes.**

DIRECTIONS: **From the entrance to Amicalola Falls State Park: Take Hwy. 52 West 0.5 miles turn Right onto Signboard Gap Road (across from Burt's Pumpkin Farm), go 1.9 miles to the top of the mountain at Bear Scratch Road and beginning of the property.**

NOTE: Gated entry, contact Dover Realty 706-864-2600 to view. Thanks!

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

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