



**12106 Doublehead Gap Road
Ellijay, GA 30540**



Beautiful Grasslands & Mountain Views

PROPERTY INFORMATION SHEET

PRICE: \$5,900 Per Acre ACREAGE: 161+/- Acres COUNTY: Gilmer AREA OF COUNTY: NorthEast

DISTRICT: 6 SECTION: 2 LANDLOT: 58, 59, 86 & 87

TERMS: Cash TOPOGRAPHY: Highland Plateau, Rolling and Usable.

STREAMS ON PROPERTY: Big Spring and Big Branch Flows Through. MINERAL RIGHTS: Included.

DESCRIPTION: **OLD FAMILY FARMSTEAD** – This 161+/- acre tract is one of the prettiest farm settings you'll find and has been passed down through the same family for many generations. Lying on a highland plateau at a cool 2000 feet elevation; a long, gentle valley of some ¾ mile in length, carpeted with thirtyish acres of fine groomed fescue grasslands. The terrain is excellent - rolling, rounded and rising gently, easily traversable and buildable and in the very back lifting quickly to a high ridgeline at 2200 feet elevation offering scenic blue-mountain views and perfect silence. Fine timber abounds and is mostly open beneath the canopy. A strong spring flows a large branch thru the grasslands, another spring and nice branch lie on the eastern side. The old farmhouse and structures are in deteriorated condition but appear redeemable, power and telephone are on site and the property fronts a very quiet paved County roadway some fifteen to twenty minutes from Downtown Ellijay in a rural, pretty, and very appealing area. Choice for a fine personal retreat, permanent residence/second home and beautiful enough to offer potential for agritourism or other venue - a fantastic value in a property that comes around but rarely.

SETTING/LAND: Beautiful Rural and Rolling Country Farmland Setting. RESTRICTIONS: None

BUILDINGS ON PROPERTY: Old farmhouse, barn, springhouse POWER/TELEPHONE: At the Property.

STREET/ACCESS: Paved frontage on Doublehead Gap Road PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Ellijay: Take GA Hwy. 52E 5 Miles, Turn Left Onto Big Creek Road, Go 8.5 Miles Then Straight Onto Doublehead Gap Road, Then Another ¼ mile To Property On The Left.

Vic Dover: 706-265-5855
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**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
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