



**0 GA Highway 76
Ellijay, GA 30540**



Paved Road Frontage And Easy Access

PROPERTY INFORMATION SHEET

PRICE: \$5,395 per acre ACREAGE: 34+/- acres COUNTY: Gilmer AREA OF COUNTY: West

DISTRICT: 25th SECTION: 2nd LANDLOT: 188

TERMS: Cash TOPOGRAPHY: Rolling and flat ridgelines, some sloping.

STREAMS ON PROPERTY: Nice small creek through the property. MINERAL RIGHTS: Included.

DESCRIPTION: EASY ACCESS AND GREAT CIRCUMSTANCES on this 34+/- acre tract just west of Ellijay. Rolling ridgelines, pretty timber, and paved road frontage combine for great attributes. Scenic and private enough for a recreational tract with a small flowing stream running through the property. Suited for a primary residence. A choice tract at a very reasonable price.

SCHOOL-ELEM: Mountain View Elementary MIDDLE: Gilmer County HIGH: Gilmer County

SETTING/LAND: Quiet and scenic rural area.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: None. POWER/TELEPHONE: At Property.

STREET/ACCESS: PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Ellijay: Take U.S. Hwy 76 W 10 miles to property on the left.

**Vic Dover: 706-265-5855
Melissa Dover: 706-344-8850
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>