

For Sale

18.28 +- Acres
Yonah lake Road
Habersham County, GA

BANK OWNED



Presented by:

Longleaf Realty Trust, LLC
Licensed Broker GA - SC
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FACT SHEET

18.28+- Acres – Yonah Lake Road – Habersham County, GA

LOCATION:	Located near Lake Yonah, approximately 8 miles North of Toccoa, GA in Habersham County.
CURRENT USE:	Vacant Residential Land
2013 TAXES:	\$1,337.59
HIGHEST AND BEST USE:	Residential lot
REMARKS:	Great Location on Near Yonah Lake Convenient to, Toccoa, Clayton, and Clemson. Mountain Views Convenient to Yonah Lake Boat Ramp Very Secluded Mountainous Topo Wooded

Asking Price: \$109,000



LAKE YONAH INFORMATION

Courtesy GA DNR

Georgia Reservoir Fishing Information

Yonah

Lake Yonah

Lake Yonah is a 330 acre run-of-the-river type lake near Toccoa that is operated for hydropower by Georgia Power Company. Steep canyon walls of solid granite and limited shoreline development provide a scenic backdrop for any fishing experience to this reservoir. Walleye and largemouth bass are the featured species in Lake Yonah but crappie and catfish also occur in moderate numbers. Summer stratification does not occur in this lake because water flows through the impoundment at a rapid rate. Coolwater fish, like walleye, will often be found within a few feet of the bottom all year long.

 [Anglers Guide to Walleye Fishing in Georgia](#) ^[1] (847 kb). This guide discusses tactics and offers expert tips for catching Walleye in Georgia.

Contact Information

Georgia Power: 1-888-GPC-LAKE (1-888-472-5253)

Prospects and Fishing Tips

Walleye	
Prospect	Lake Yonah supports an abundant walleye population that is maintained by WRD's annual stocking program. Anglers typically catch walleye in the 2 to 4 lb size range, but small walleye weighing about 1 lb will be plentiful this year. In addition, walleye weighing up to 8 lb have been collected in WRD samples.
Technique	During March, cast floating stickbaits, diving crankbaits or nightcrawlers threaded onto a jig-head into the flowing waters below Tugalo Dam for about 1/4-mile downstream. Allow the bait to make regular contact with the rocky bottom. Use a slow but steady retrieve to entice a walleye's gentle strike. Throughout the remainder of the year, walleye reside in the main lake. Slowly troll baits like herring or nightcrawlers about a foot or two above the bottom along the 45 ft contour from the mid-section of the lake downstream to the dam. Vertical jigging with spoons is an alternative approach. Walleye prefer to stay close to structure, so good electronics will help you find the occasional downed tree that has fallen into the lake. Work these structures methodically.
Target	During the March spawning season, walleye will be found in the upper river section adjacent to the Georgia Power campground. In fact, walleye can be caught from the shoreline or by boat in this area, especially at night, using slow moving baits that maintain contact with the bottom. During daylight hours, anglers should fish on the bottom around downed trees using nightcrawlers worked slowly back to the boat. For the remainder of the year, walleye will be found near the bottom in about 45 ft of water from the mid-section of the lake to the dam. Walleye will often bite better at night than during the day. In the fall months, walleye seem to stack up in 30 to 40 ft of water along the steep bank near the dam on the South Carolina side of the lake.
Best Fishing Times Key	
Excellent:  Good:  Fair: 	

Georgia Wildlife Resources Division
2070 U.S. Hwy. 278, SE, Social Circle, GA 30025

PROPERTY RECORDS

Per Habersham County Tax Assessor

Habersham County Tax Assessors

Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Habersham Home
Owner and Parcel Information					
Owner Name	FIRST CITIZENS BANK & TRUST CO		Today's Date	January 27, 2014	
Mailing Address	P O BOX 29		Parcel Number	159 015	
	COLUMBIA, SC 29202		Tax District	County (District 01)	
Location Address	6 YONAH LAKE RD		2012 Millage Rate	24.830	
Legal Description	12-217 P8 14-97 1032-135		Acres	18.28	
Property Class	R		Parcel Map	Show Parcel Map	
Neighborhood			Homestead		

2013 Tax Year Value Information			
Land Value	Improvement Value	Misc Value	Total Market Value
\$ 127,230	0	0	\$ 127,230

Land Information						
Class	Land Use	Acreage	Frontage	Depth	Zoning	Value
R4	0100	18.280	1220	0	LI	\$ 127,229

Building Information							
Class	Code	Effective Year Built	Actual Year Built	Heated Square Footage	Total Square Footage	Bedrooms	Bathrooms
No Building Information available for this parcel							

Misc Information					
Class	Code	Year Built	Length x Width	Units	Value
No Misc Information available for this parcel					

Sale Information									
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Reason	Vacant or Improved	Grantor	Grantee
2013-07-01	\$ 10,000	FC	01032	0135	U	P	V		
1996-04-01	\$ 12,500	WD	00350	0330	Q	Q	V		
1992-07-01	\$ 11,000	WD	00289	0590	Q	Q	V		
1987-07-01	\$ 6,300	WD	00227	0172	U	X	V		
1977-09-01	\$ 3,800	WD	00154	0535	U	X	V		

Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Habersham Home
The Habersham County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: January 25, 2014					

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2013 TAXES

Habersham County Tax Commissioner
555 Monroe Street, Unit 25
Clarksville, GA 30523
Phone: 706-839-0120 Fax: 706-754-4197



Description: 12-217 PB 14-97 350-330
Location: 6 YONAH LAKE RD
Bill No: 2013- 17335
District: COUNTY UNINCORPORATED

Building Value	Land Value	Acres	Fair Market Value	Due Date	Exemptions
\$0.00	\$127,230.00	18.28	\$127,230.00	12/20/2013	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$127,230.00	\$50,892.00	\$0.00	\$50,892.00	0.15	\$7.63	\$0.00	\$7.63
COUNTY M&O	\$127,230.00	\$50,892.00	\$0.00	\$50,892.00	10.78	\$548.87	\$0.00	\$548.87
SCHOOL M&O	\$127,230.00	\$50,892.00	\$0.00	\$50,892.00	14.75	\$750.66	\$0.00	\$750.66
HOSPITAL TAX	\$127,230.00	\$50,892.00	\$0.00	\$50,892.00	0.59	\$30.43	\$0.00	\$30.43
				Totals:	26.28	\$1,337.59	\$0.00	\$1,337.59

Current Due	\$1,337.59
Penalty	\$0.00
Interest	\$13.38
Other Fees	\$0.00
Previous Payments	\$1,350.97
Back Taxes	\$0.00
Convenience Fee*	\$0.00
Total Due	\$0.00

TRACT NO. ONE: All that tract or parcel of land lying and being in Land Lot No. 217 of the 12th Land District of Habersham County, Georgia, **CONTAINING 12 ACRES**, more or less, as shown by Plat of Survey made by Hubert Lovell, Georgia Registered Land Surveyor, dated March 10, 1977, and recorded in Plat Book 13, Page 275, Habersham County Records, to which said plat and the record thereof reference is hereby made for a more complete description.

There is hereby reserved a 40 foot road right-of-way through the above-described tract of land as shown on the above-referenced plat.

There is hereby reserved an easement for telephone and electric lines across the above-described property.

This is the same property as conveyed by Warranty Deed from Dabney S. Manning to Richard L. Rowell and Susan F. Rowell dated March 28, 1977, and recorded in Deed Book 152, Pages 43-44, Habersham County Records.

TRACT NO. TWO: All that tract or parcel of land lying and being in Land Lot 217 of the 12th Land District of Habersham County, Georgia, **CONTAINING 6.28 ACRES**, more or less, and being more fully described in a Plat of Survey entitled "Property of George F. and Viola A. Hodecker" by Hubert Lovell, Georgia Registered Land Surveyor, dated May 24, 1977, and recorded in Plat Book 14, Page 97, Habersham County Records, said plat being referred to and incorporated herein for a more complete description.

Also conveyed herein is the right of ingress and egress over and along the roadways in Land Lot 217 of the 12th Land District, Habersham County, Georgia.



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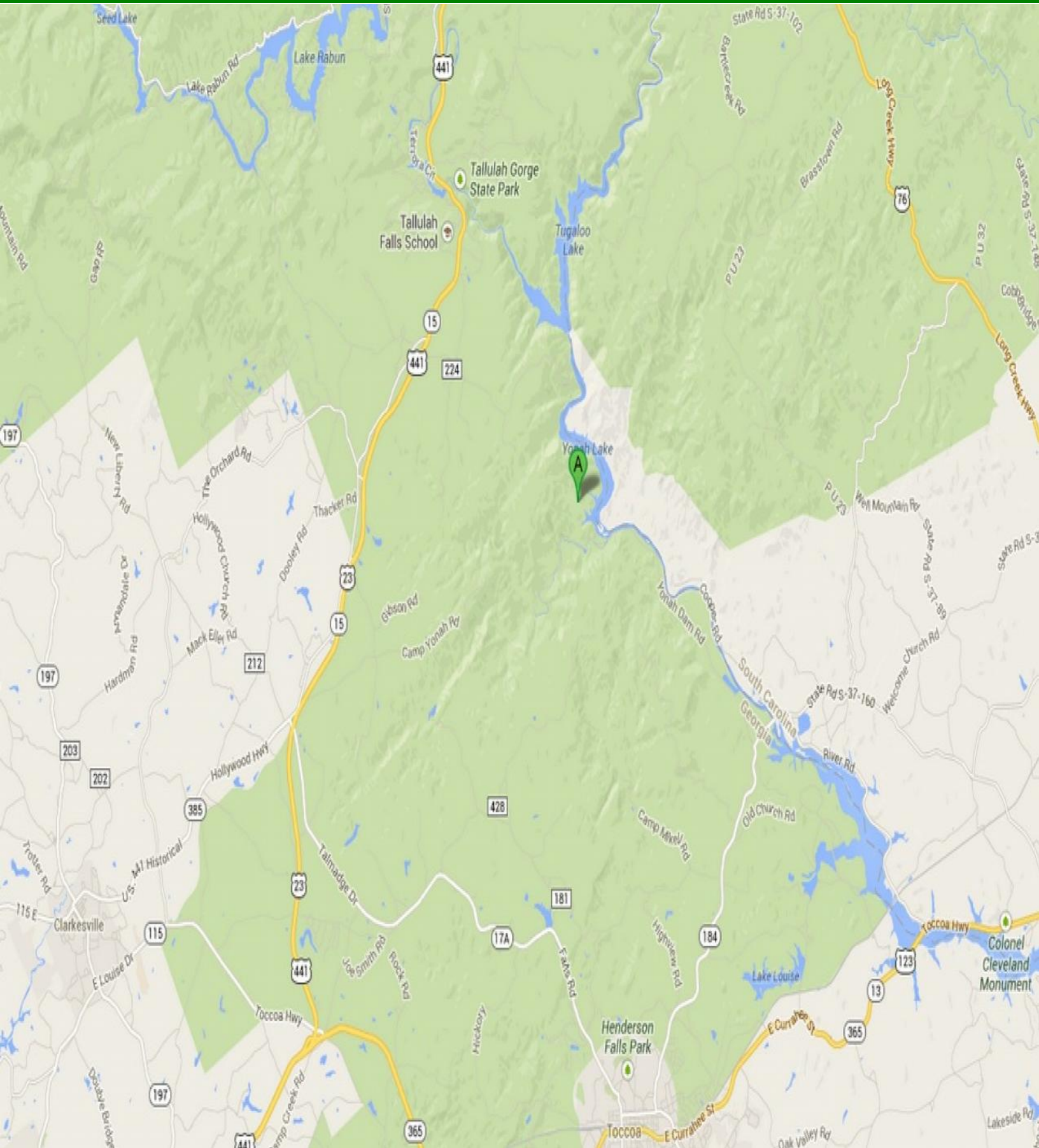
Imagery Date: 3/18/2013 34°41'09.66" N 83°20'55.18" W elev 890 ft eye alt

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MAP

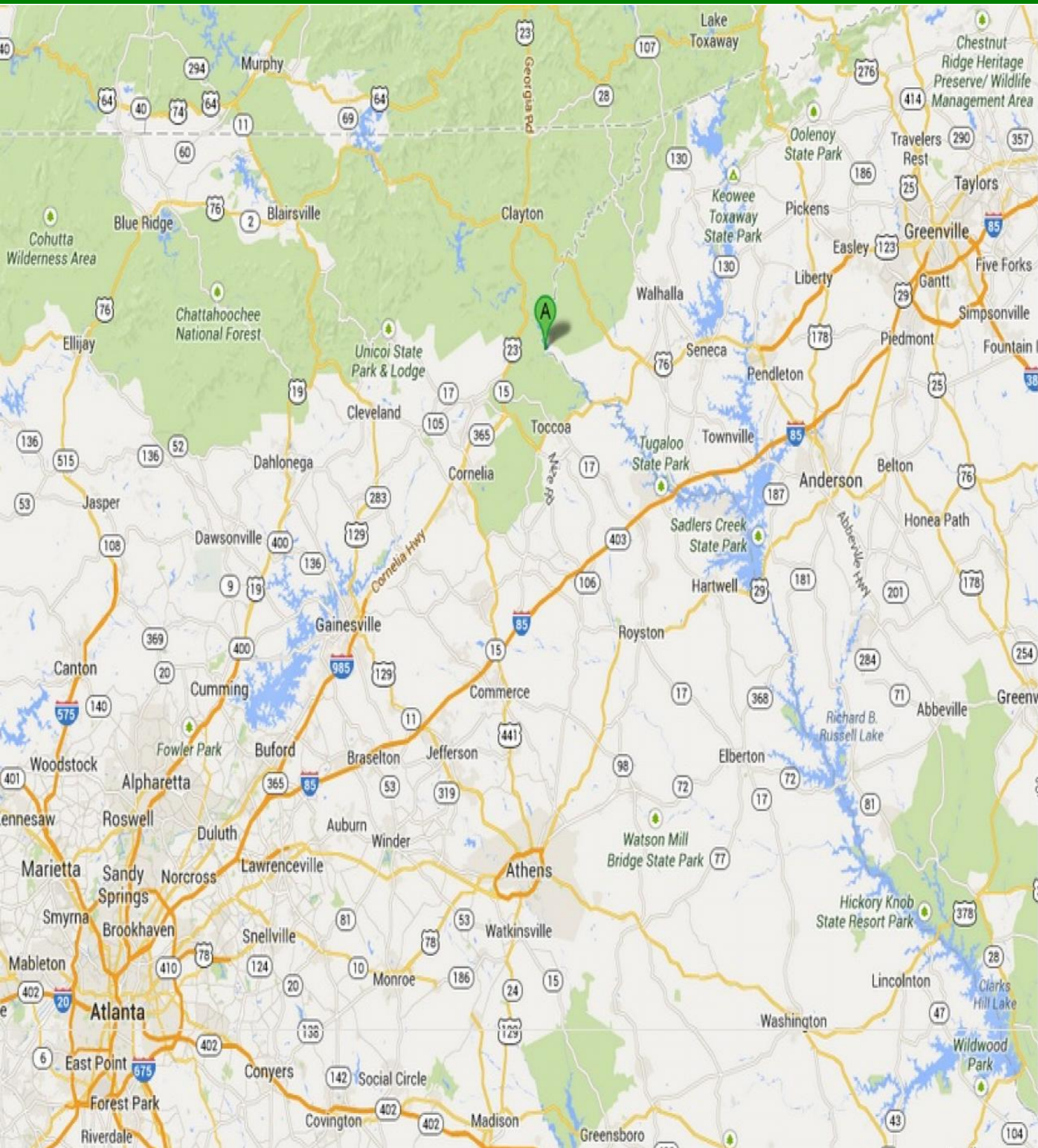
MAP- LOCAL



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MAP FAR



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PICTURES



Nearby Public Boat Ramp



Entrance to Subdivision

PICTURES



Lake Yonah Road



PICTURES



Corps of Engineers Property line



View of Lake Yonah Dam

PICTURES



Lake Yonah Road



Wooded Area