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## **384 Maxwell Rd, Blue Ridge GA 30513**

### **Property Overview from Agent's Perspective**

This is one of the most beautiful tracts of land I have had the pleasure of listing. And so close to Blue Ridge. This property has been in this family's hands for multiple generations. The current owners farmed the pasture land, raised horses and mules, hunted, and simply enjoyed the spectacular views of the surrounding ridges and mountains that encompasses the bottom land.

The male owner took me up on a ridge on the western side and the view from this point is amazing. You can see clear to Deep Gap on Aska Road. Long range layered views from this side of the property on the ridge.

The driveway going to the owner's old farm house was actually Boardtown Road many years ago. From Maxwell Road you actually cross another large tract through a legal easement to enter the northern boundary of the property. But please, no drivebys and shown by appointment only.

In the southwestern area of the bottom land is where there are 5 spring heads which are the headwaters of Sugar Creek. The extended family has created their own private campground at these springs where they bring their RVs and tents for family campouts. It is absolutely gorgeous.

The mountains surrounding the interior valley reach elevations of over 2000 feet; both on the west side mountains and the south side. From the pastures and valley, the higher ridges slowly rise to the south until they reach the southern boundary along N Moreland which veers off Haddock Drive off Maxwell Rd. This is also the boundary between Fannin and Gilmer counties.

The southern boundary begins at a point about 200 feet south of where N Moreland veers off Haddock. N Moreland continues up the mountain until you finally reach Maggie Chapman in Cherry Log Mtn S/D. As you travel up N Moreland to the Sisson Water Tank, everything on your right is in this tract of land. And you just keep going up. It's hard to believe this tract is even available based on its location. We have several large signs on the right going up N Moreland.

I am in awe of this property and I believe you will be, too. It has so much potential for so many different uses.

If you'd like to show, please give me a call. Together, let's find a buyer who will appreciate the value of this wonderful and beautiful tract of land so close to Blue Ridge.

Thanks - Sandy  
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