

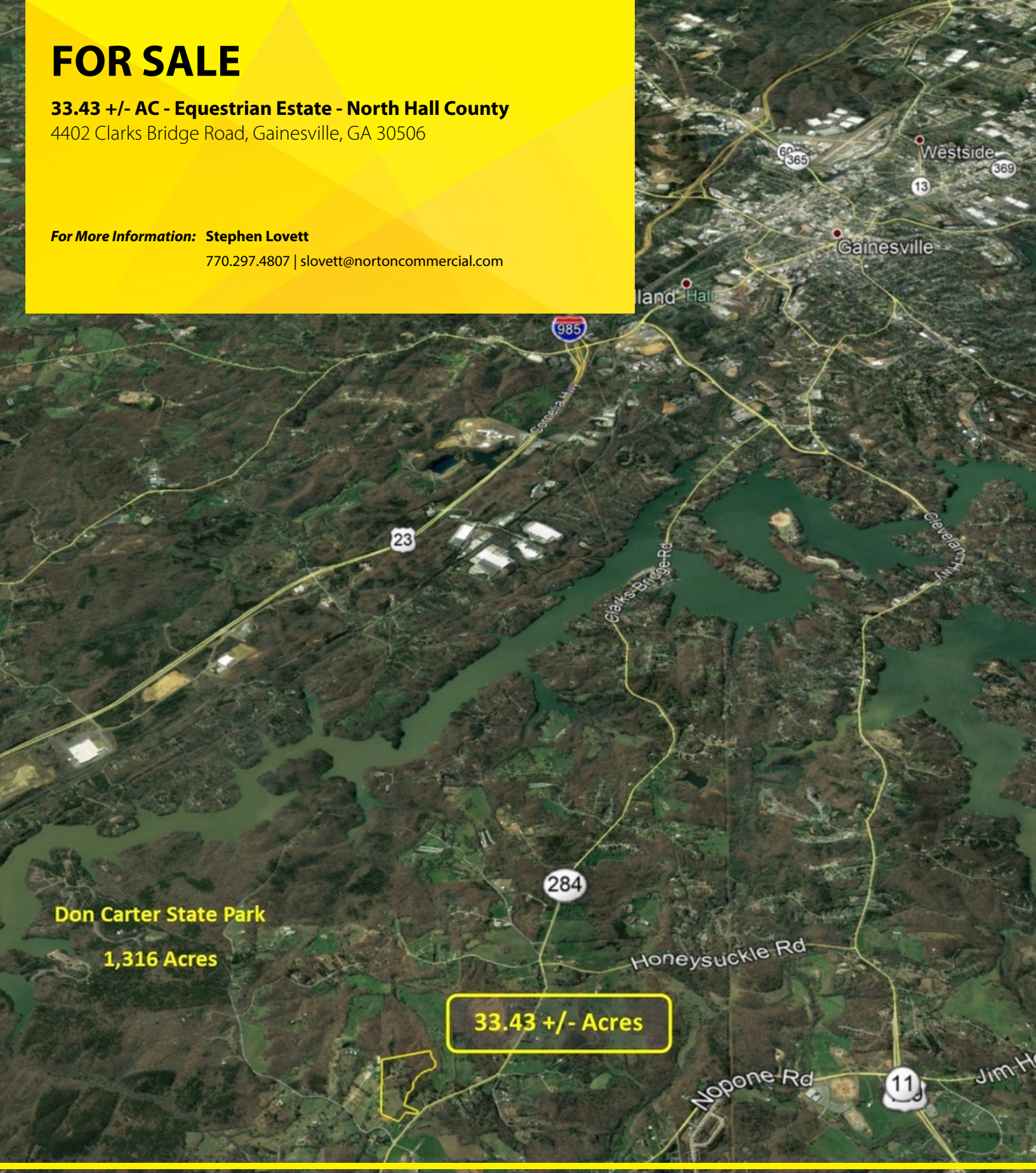
FOR SALE

33.43 +/- AC - Equestrian Estate - North Hall County

4402 Clarks Bridge Road, Gainesville, GA 30506

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

33.43 +/- AC - Equestrian Estate - North Hall County

4402 CLARKS BRIDGE ROAD, GAINESVILLE, GA 30506



OFFERING SUMMARY

Sale Price: \$595,000

Price / Acre: \$17,798

Lot Size: 33.43 Acres

Zoning: AR-IV

PROPERTY OVERVIEW

The Norton Agency is proud to present this beautiful 33.43 +/- acre equestrian estate property for sale just outside of Gainesville, GA. The property is accessed on Clarks Bridge Road. There is a charming 576 SF log cabin immediately on your left entering the property from Clark's Bridge Road. The property has some wooded acreage along with beautiful rolling pastureland all with gently rolling topography. There is a 1,188 SF fixer upper home overlooking the pastureland centralized on the property. There is over 1'100 feet of paved driveway and all utilities already in place adding significant value. Several other structures throughout the property that may be of some value. Site within land conservation agreement with county until 2021. The property is currently being used and has excellent potential to be a small horse farm estate. This is prime real estate in an area where tracts of this size don't often come onto the market. Seller is a licensed home builder and is open to structuring a deal with a remodel of the home being negotiated along with the sale of the property.

LOCATION OVERVIEW

LESS THAN 1 MILE FROM DON CARTER STATE PARK WITH 13 MILES OF EQUESTRIAN RIDING TRAILS. The subject property is located in a rural, yet beautiful and desirable area in North Hall County with quick and easy access to Highway 365 / I-985. The property is less than 10 miles from the Gainesville City center along with Northeast Georgia Medical Center and all of the surrounding retail and dining options that Gainesville has to offer. Site is within the highly desirable Wauka Mountain ES , North Hall MS and North Hall HS districts!

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS - ENTRY

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ADDITIONAL PHOTOS - FRONT PASTURE

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Potential Front Porch View - North Pasture



North Pasture



North Pasture

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ADDITIONAL PHOTOS - STRUCTURES

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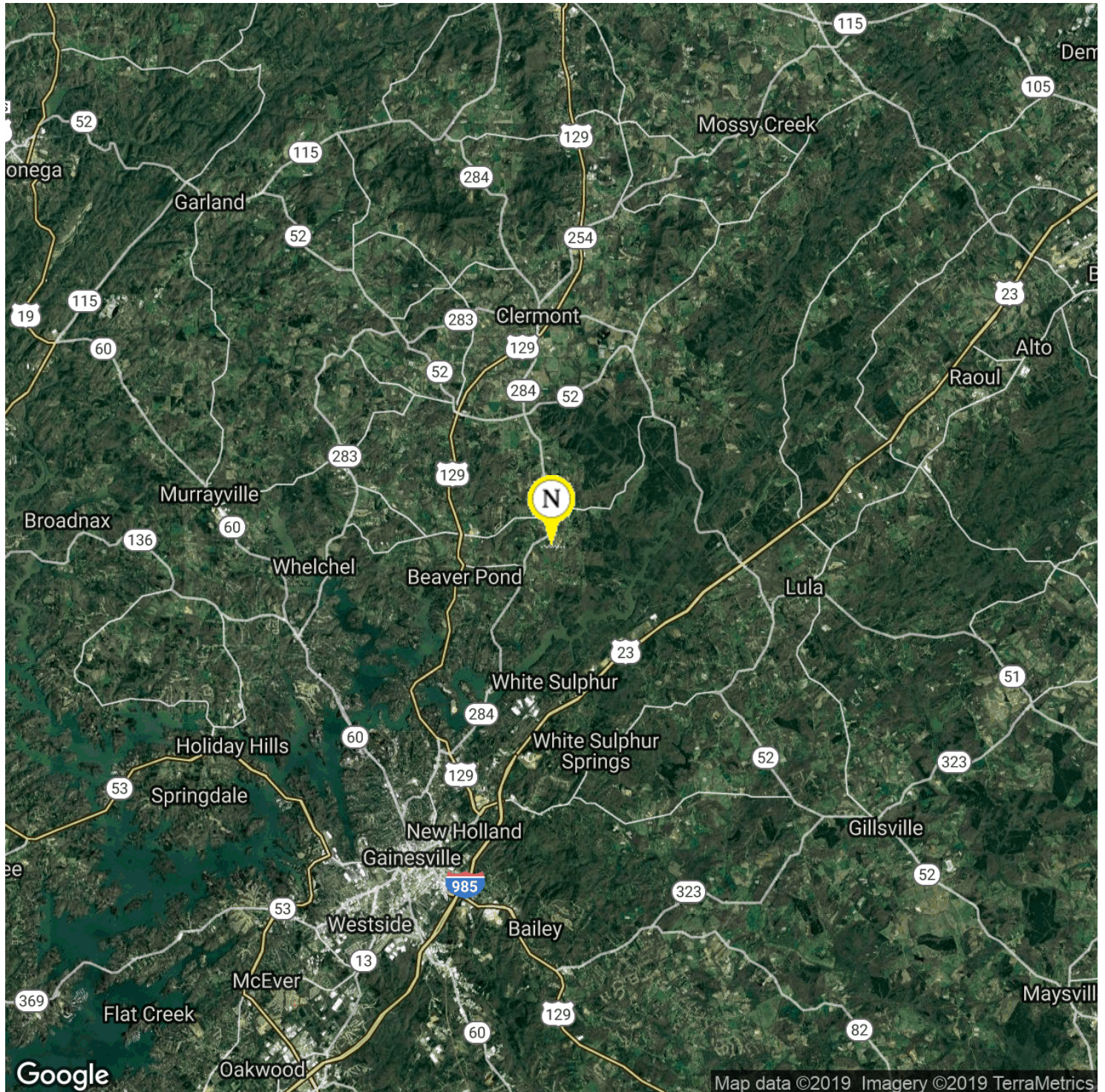
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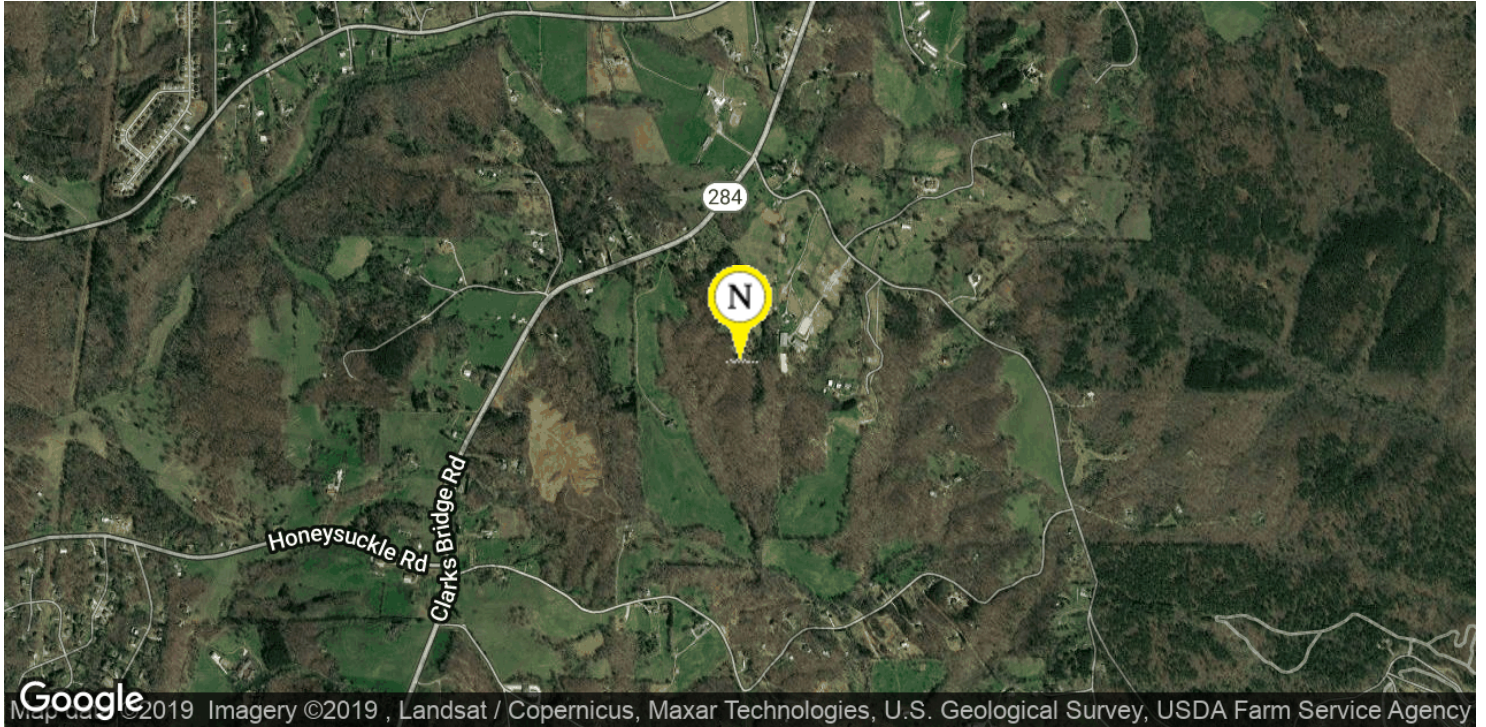
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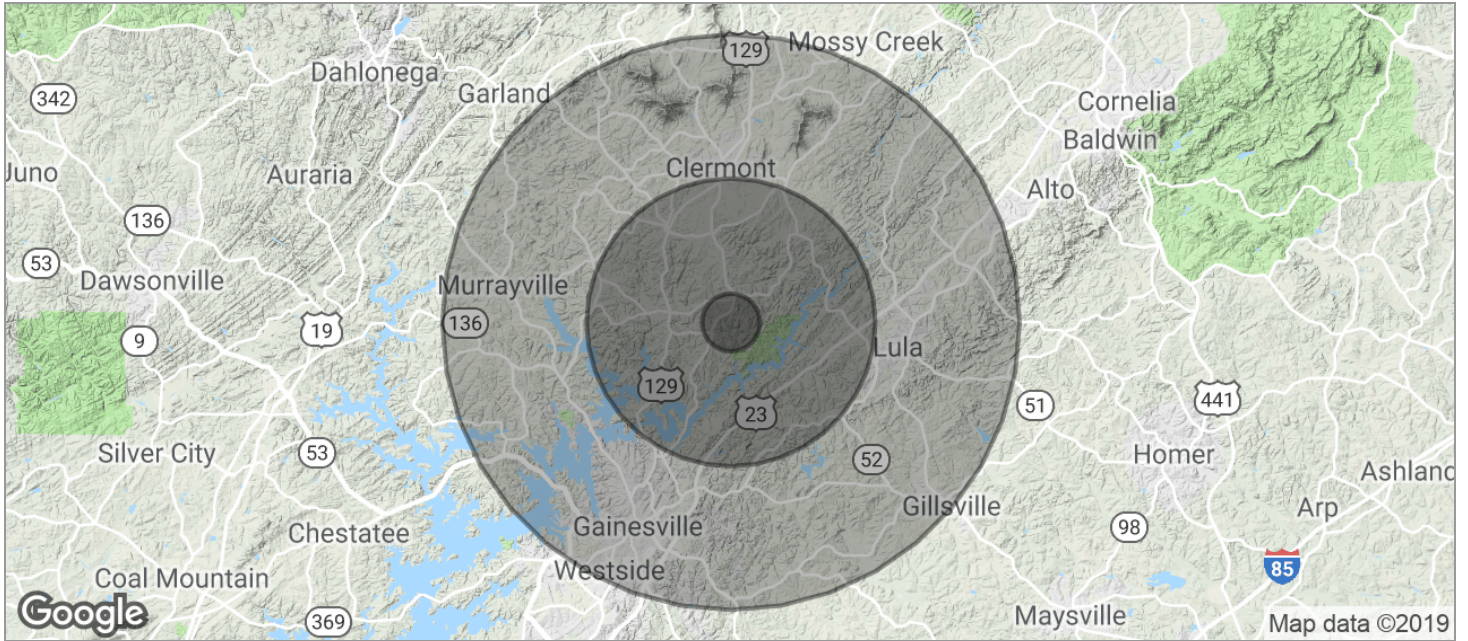
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	363	15,399	94,343
MEDIAN AGE	39.0	38.5	35.2
MEDIAN AGE (MALE)	36.7	36.2	33.9
MEDIAN AGE (FEMALE)	42.7	40.7	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	128	5,627	33,790
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$79,834	\$75,782	\$64,579
AVERAGE HOUSE VALUE		\$235,497	\$235,453

* Demographic data derived from 2010 US Census

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REFERENCES:

- 1) CORRECTIVE WARRANTY DEED RECORDED IN DEED BOOK 7473, PAGE 6, HALL COUNTY RECORDS.
- 2) SURVEY FOR JEWEL RICHARD GOWDER PREPARED BY HENRY BAILEY, DATED 3/17/69.
- 3) SURVEY FOR JEWELL R. GOWDER PREPARED BY HENRY BAILEY RECORDED IN PLAT SLIDE 199, PAGE 86A, AFORESAID RECORDS.

VICINITY MAP
S.T.S.

[illegible]

THESE DOCUMENTS AND PERMITTED PRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF GEORGIA PREMIER LAND SERVICES, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER OR ARE THEY TO BE USED FOR ANY OTHER PURPOSES OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO GEORGIA PREMIER LAND SERVICES, INC.



RUDOLPH A. BROWN III
 ELIZABETH R. BROWN
 and
 MATT HANDTE

CATED IN LAND LOTS 71 AND 72 OF THE 12th LAND DISTRICT
 HALL COUNTY, GEORGIA SCALE 1"=100'

RETRACEMENT
SURVEY
FOR

ACTS 1 AND 2
ACT 3

DATE	NO	DESCRIPTION
------	----	-------------

9/6/17	1
5/1/19	2

17184
DATE

1 OF 1

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR
ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND
TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE
SURVEYOR NAMING SAID PERSON.

L76		N34°05'31"W	S89°09'32"E		
L76	18.07	L166	9.27		
L77	20.09	N41°14'45"W	L157	16.32	N67°41'36"E
L78	23.12	N49°53'28"W	L158	22.75	N26°55'53"E
L79	50.77	N35°24'32"W	L169	28.70	N55°53'44"E

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

NO PORTION OF SUBJECT PROPERTY LIES
WITHIN A DESIGNATED 100 YEAR FLOOD
HAZARD AREA AS DEPICTED BY SCALED MAP
SECTION AND GRAPHIC PLOTTING ONLY PER
F.I.R.M. PANEL NO. 13139C0095F, DATED
SEPTEMBER 29, 2006

TRACT 1	±33.430 ACRES
TRACT 2	±10.000 ACRES
TRACT 3	±15.000 ACRES
<hr/>	
TOTAL ACREAGE	±58.430

THE FOLLOWING PARCEL IDENTIFIED AS
"TRACT 3" IS NOT APPROVED AS A
SEPARATE BUILDING LOT. THIS LOT IS TO
BE COMBINED WITH ADJACENT
PROPERTY IDENTIFIED AS TAX PARCEL
NO. 12071 000054

N/F
NATIVE CONSULTING, INC.
DB. 6183/PG. 140
TAX PARCEL NO. 12073 000003A

TRACT 2
±10.000 ACRES
TO CENTERLINE CREEK
TAX PARCEL NO. 12071 0000

TRACT 1
±33.430 ACRES
TAX PARCEL NO. 12071 000004
TO CENTERLINE CREEK

TRACT 3
±15.000 ACRES
TO CENTERLINE CREEK
TO BE COMBINED WITH
TAX PARCEL NO. 13071 0000

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 24,304
FEET AND AN ANGULAR ERROR OF 1"
PER ANGLE POINT, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 118,882
FEET AND CONTAINS +/-58.430 ACRES.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON:

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GRAPHIC SCALE

(IN FEET)
1 inch = 100

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