

# FOR SALE

**133.3 +/- Acres in Beautiful North Hall County**

5786 Kanady Road, Murrayville, GA 30564

**For More Information: Stephen Lovett**

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**Norton Commercial**  
434 Green Street  
Gainesville, GA 30501  
[nortoncommercial.com](http://nortoncommercial.com)

# NORTON



## EXECUTIVE SUMMARY

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## OFFERING SUMMARY

**Sale Price:** \$866,450

**Price / Acre:** \$6,500

**Lot Size:** 133.3 Acres

**Zoning:** AR-III

## PROPERTY OVERVIEW

The Norton Agency is proud to present this 133.3 +/- Acre site in the rolling hills of North Hall County perfect for a recreational getaway or large estate lot. The site is a mix of rolling to sloping topography allowing for beautiful pasture views. The site is mostly wooded (98 +/- AC) with pasture land (35 +/- AC) lining the western border and a portion of the eastern border. Site is currently used for cattle and recreational purposes. The property is currently 2 years into CUA Conservation. The subject property is accessed via Kanady Rd. The entire property is easily traversed with an ATV. There is minimal floodplain and stream issues affecting the ability to build on site.

*\*There is an adjacent 20 +/- acre tract with separate ownership for sale that adds some of the most beautiful mountain views in all of Hall County and adds idea gated access along Tony Peck Road to pastured area and barn. Ask agent for more detail.*

## LOCATION OVERVIEW

The site is located in a rural, yet beautiful and desirable area in northern Hall county with quick and easy access to Highway 60 (Thompson Bridge Road) as well as GA 400 to the northwest. The subject property is located within the Lanier Elementary, Chestatee Middle and Chestatee High School Districts.

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ADDITIONAL PHOTOS

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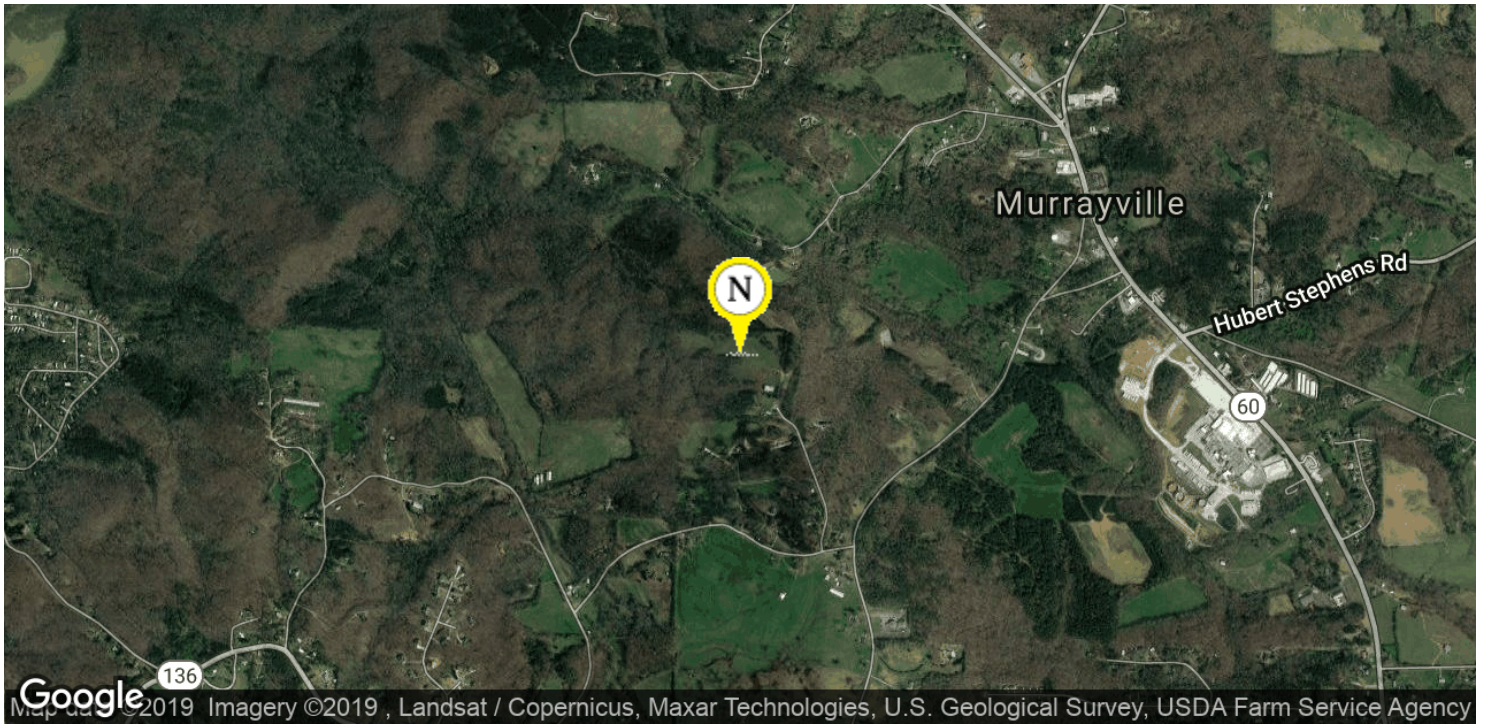
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