

# FOR SALE

**+/- 50 Acre Estate Tract - Surrounded by National Forest Habersham County, GA**

Highway 197N, Clarkesville, GA 30523

**For More Information: Stephen Lovett**

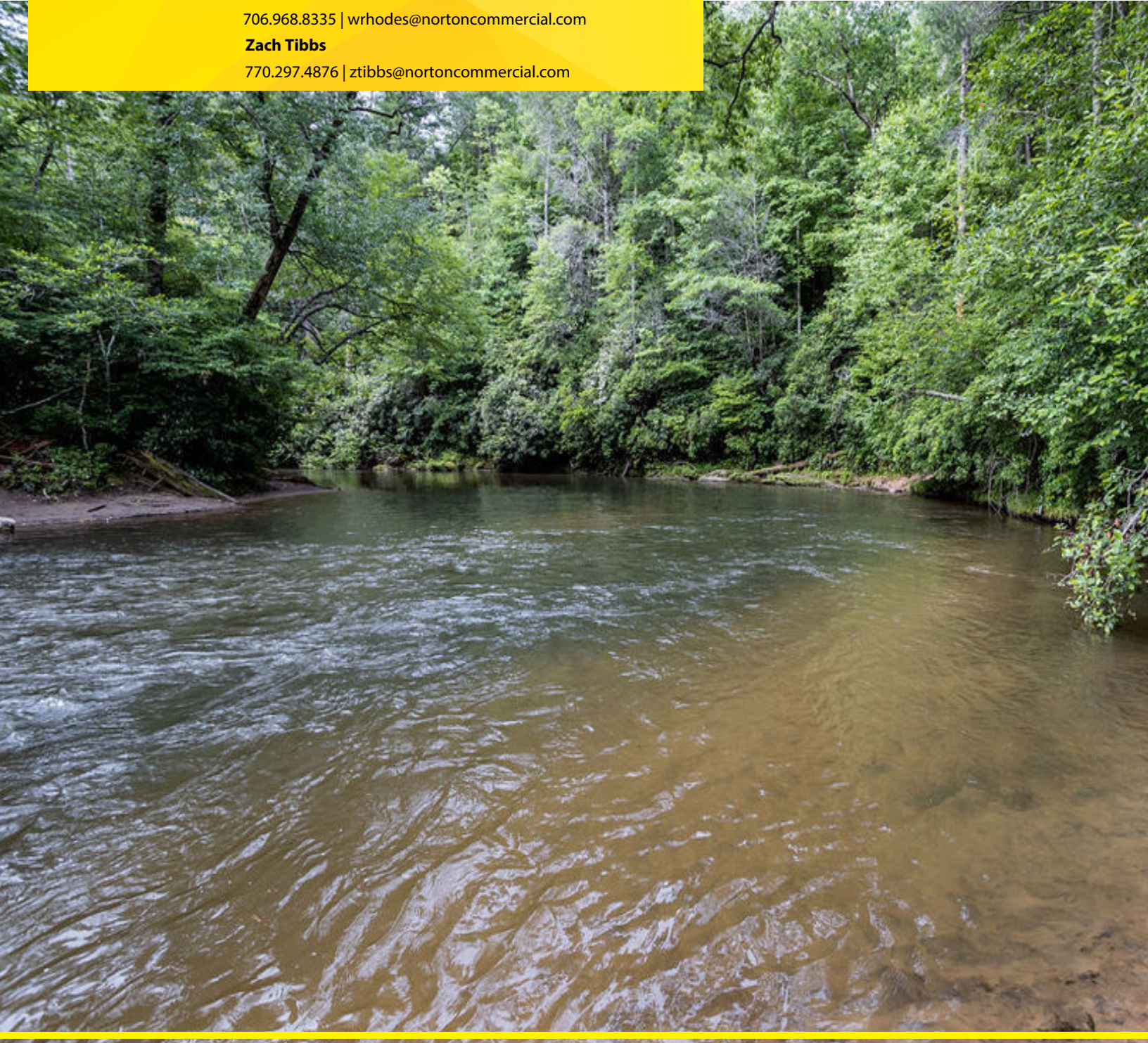
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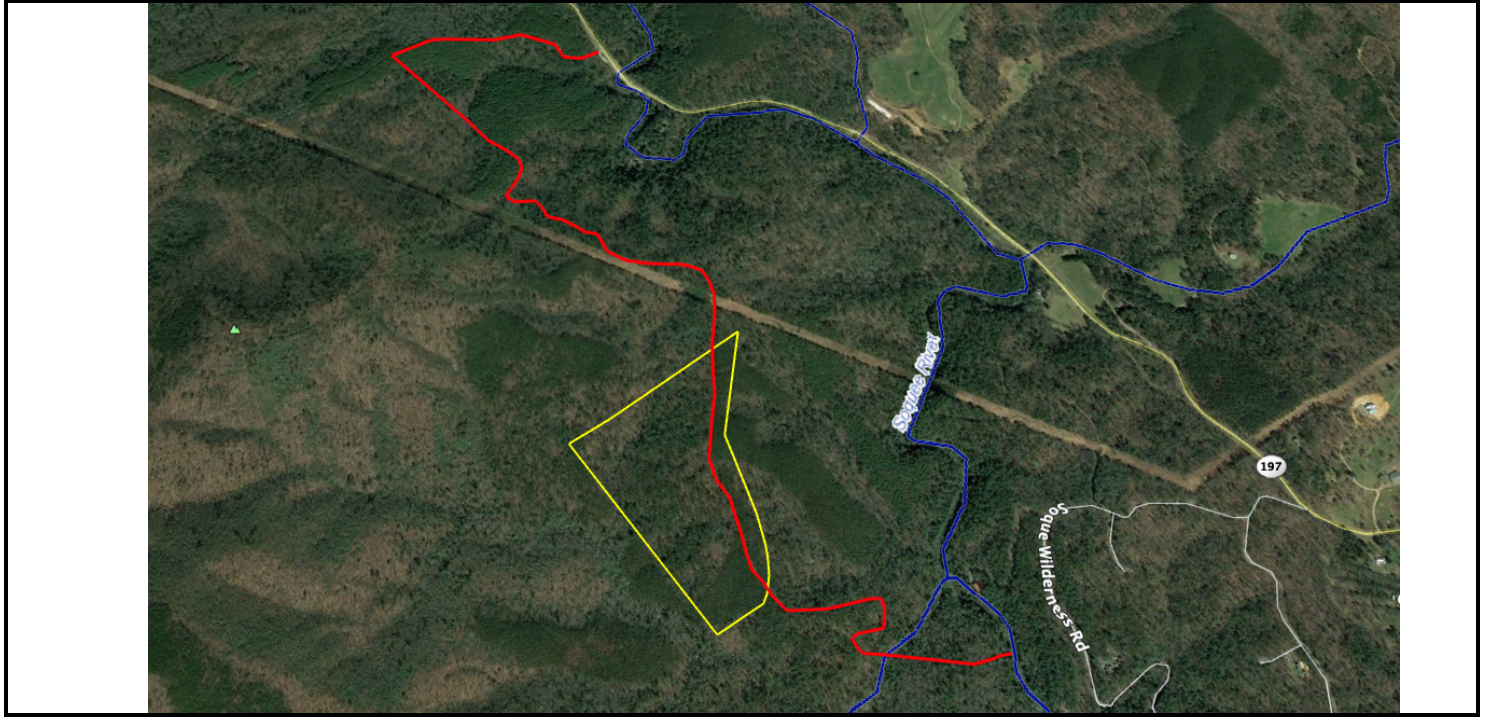
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## EXECUTIVE SUMMARY

### 50 Acres Estate Surrounded by National Forest - Habersham County, GA

HIGHWAY 197N, CLARKESVILLE, GA 30523



#### OFFERING SUMMARY

**Sale Price:** \$945,000

**Price / Acre:** \$18,900

**Lot Size:** 50 Acres

**Zoning:** LI - Low Intensity

#### PROPERTY OVERVIEW

Paradise in the North Georgia Mountains. This 50-acre estate property is an isolated island located in the middle of the Chattahoochee National Forest. This is the perfect recreational retreat for the avid trout fisherman or hunter. Over 10,000 contiguous acres of National Forest borders this property providing seclusion unlike any other. Zoned L-I (Low Intensity). Road off of Highway 197 accessing the property is managed and maintained by the National Forest System and easily traversed in a 4-wheel drive vehicle. This tract is just a 10 minute walk through the forest from the trout waters of the Soque River. The closest neighbor is Ted Turner's Soque River ranch. Fly fish championship trout immediately south of the Turner ranch. Site is mostly wooded with multiple serene homesites with potential long range mountain views. Enjoy the isolation the forest provides while being a quick drive to Downtown Clarkesville. Located 8 miles from Clarkesville and 8.5 miles from Lake Burton. Allowed to be divided into 4 equal tracts if needed. Located within the Clarkesville ES, North Habersham MS and Habersham Central SH districts.

**This is truly a one-of-a-kind property and will not last long!**

#### For More Information:

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**ADDITIONAL PHOTOS**

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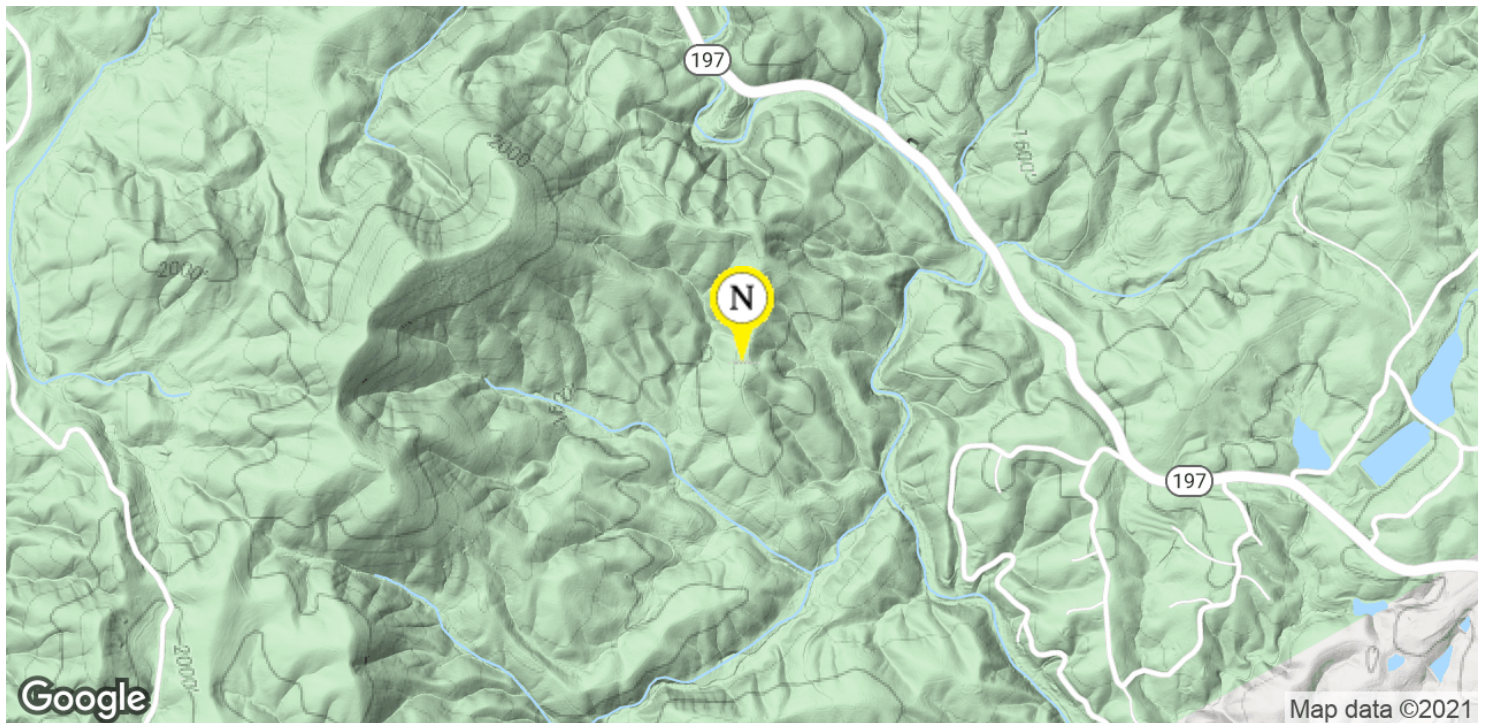
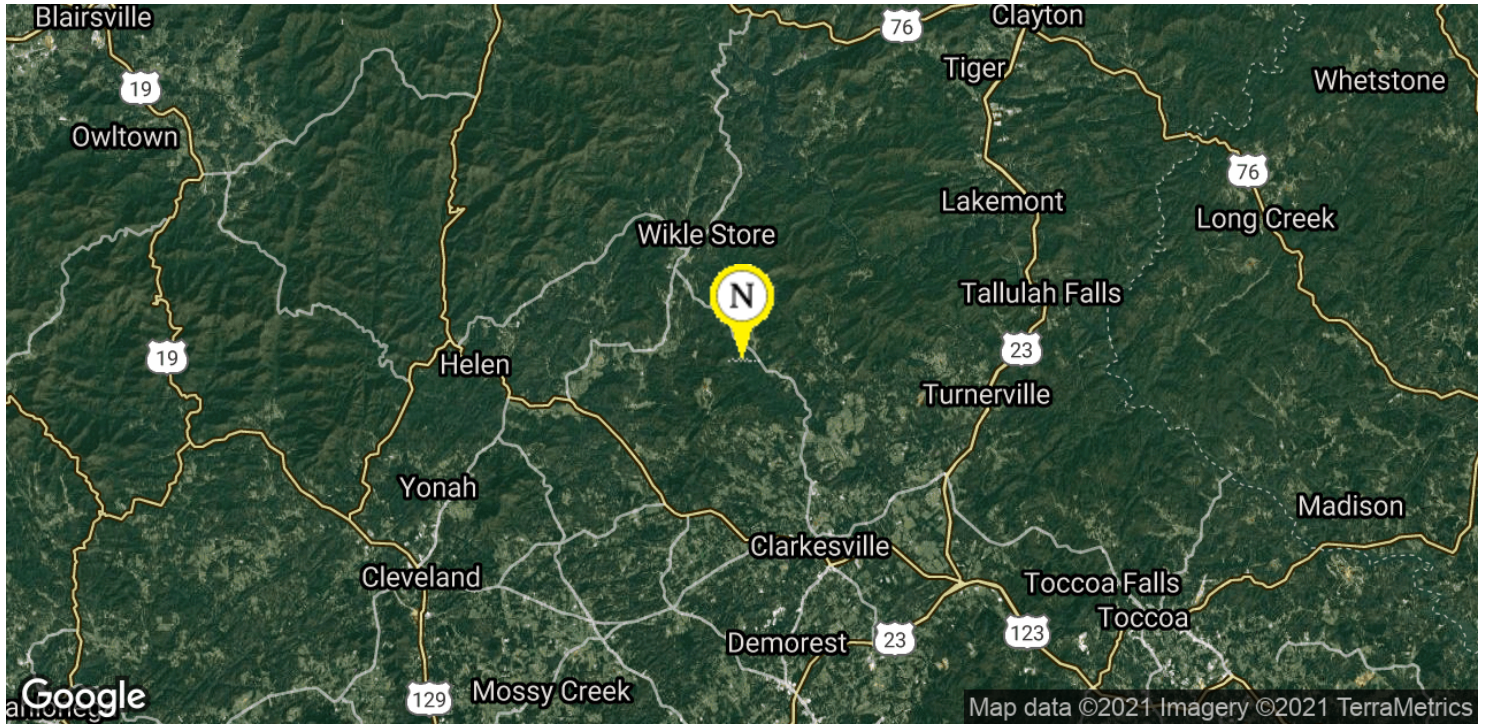
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## LOCATION MAP

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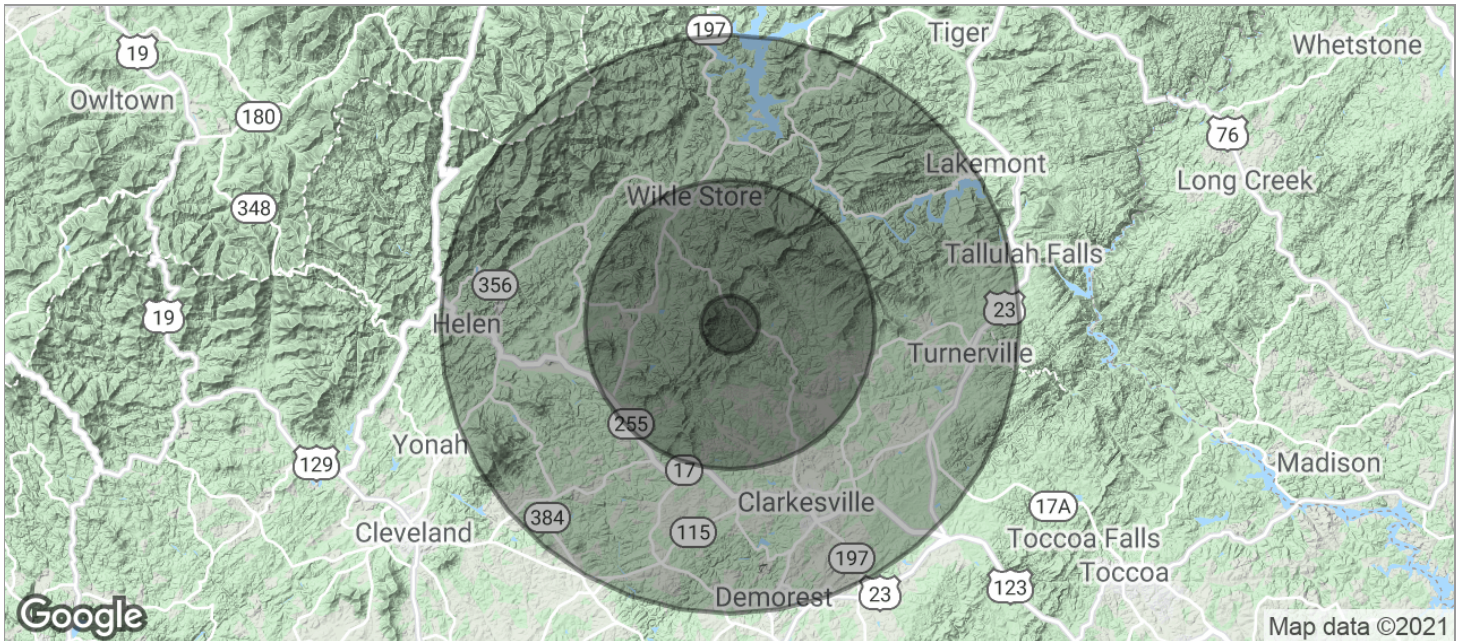
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## DEMOGRAPHICS MAP

### 50 Acres Estate Surrounded by National Forest - Habersham County, GA

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	736	15,732	46,411
MEDIAN AGE	38.5	31.7	35.5
MEDIAN AGE (MALE)	30.1	33.0	35.1
MEDIAN AGE (FEMALE)	41.6	31.6	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	312	5,597	16,988
# OF PERSONS PER HH	2.4	2.8	2.7
AVERAGE HH INCOME	\$45,665	\$51,496	\$54,323
AVERAGE HOUSE VALUE		\$171,424	\$185,360

\* Demographic data derived from 2010 US Census

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