

FOR SALE

Oak Forest Estate - 351 Acres - Habersham County

0 Oak Forest Drive , Clarkesville, GA 30523

For More Information: Stephen Lovett

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Wade Rhodes

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Zach Tibbs

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Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

Oak Forest Estate - 351 Acres - Habersham County

0 OAK FOREST DRIVE , CLARKESVILLE, GA 30523



OFFERING SUMMARY

Sale Price: \$6,327,720

Price / Acre: \$18,028

Lot Size: 351 Acres

Zoning: LI - Low Intensity

PROPERTY OVERVIEW

This piece is unbelievable: 351+ acres of gorgeous mountain property in one of the prettiest and most sought-after parts of northern Habersham County. This beauty is situated in the northeast Georgia Mountains in the Sautee Nacoochee/Batesville area. Enter off HWY 255 alt to 15+ acres of gently rolling fenced pastureland with beautiful Rogers Creek running through it and views of the surrounding mountains. Take the 1+ mile dirt road through the property that leads to a 12-acre federal government watershed lake filled with fish. You will not be disappointed. The lake is fed by Rogers Creek and several other smaller creeks. There is a back entrance to the property off Lon Lyons Rd. This is a hunter's paradise offering an abundance of wildlife - deer, bear and turkey. Perfect for a family compound or hunting lodge. Tired of the hustle and bustle of city life? Come breathe the fresh mountain air and let this property give you permission to slow down - for just a little while or forever.

LOCATION OVERVIEW

Located in the northeast Georgia Mountains in the Sautee Nacoochee/Batesville area, within 15-20 minutes of Lake Burton, Lake Seed and Lake Rabun. Pick your direction for great food, shopping and other activities in the nearby towns of Clarkesville, Helen and Clayton.

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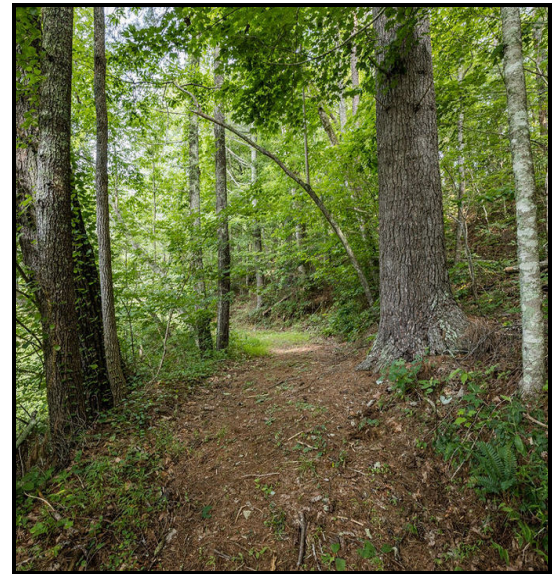
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ADDITIONAL PHOTOS

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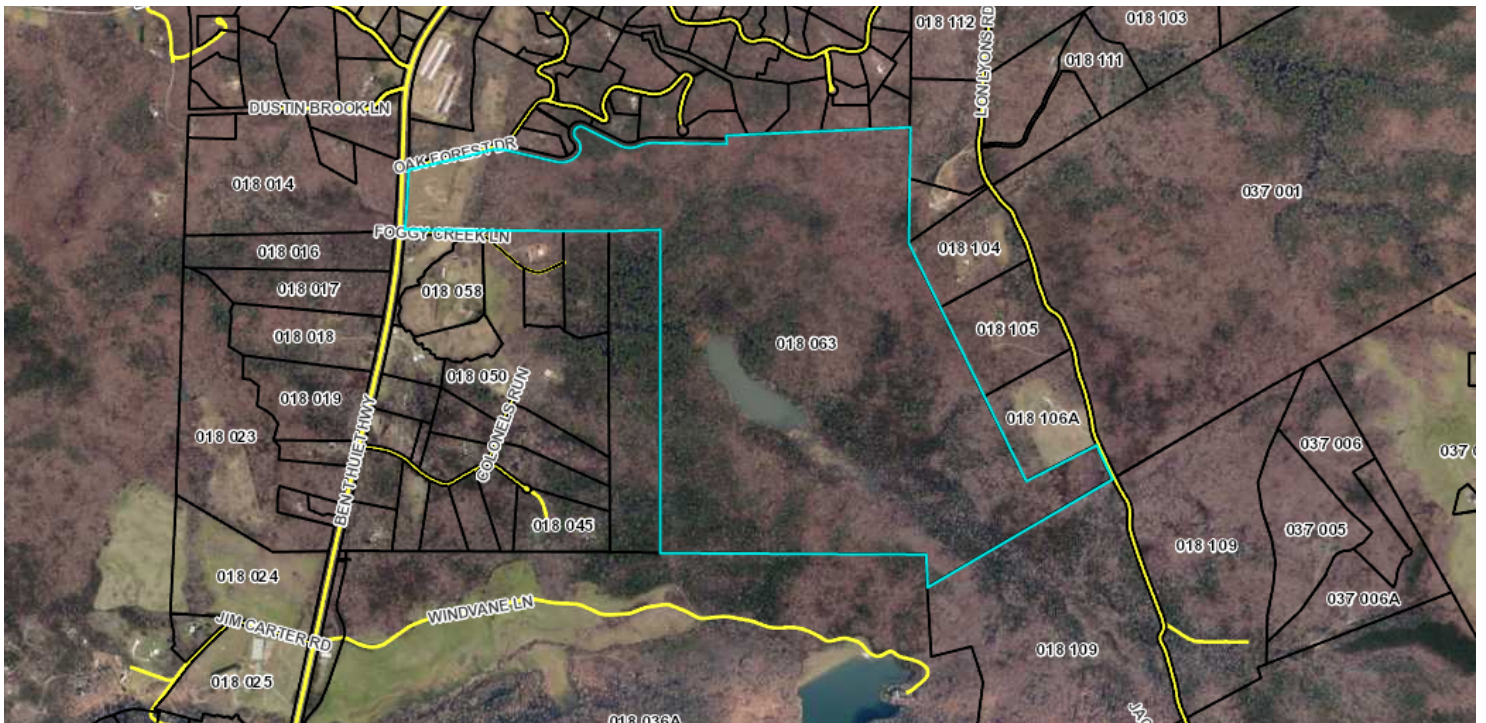
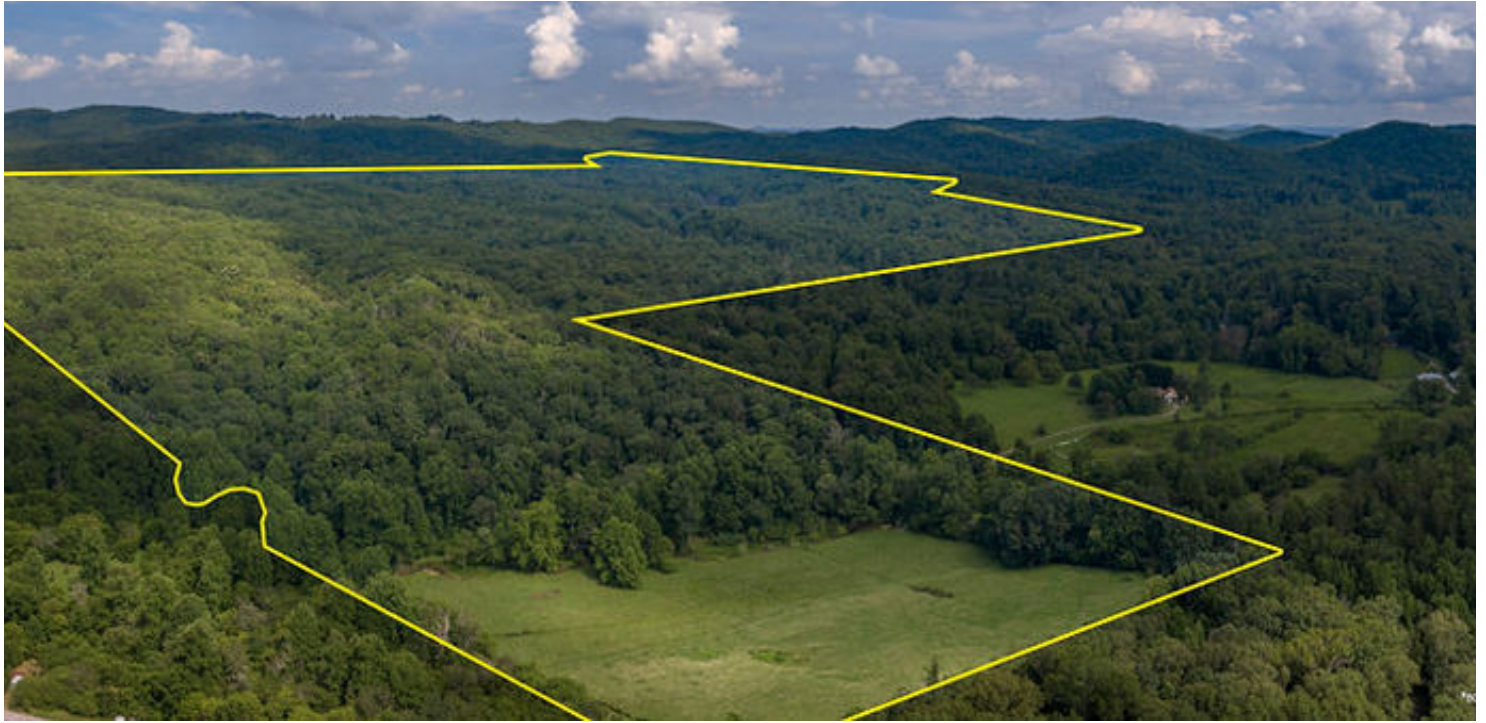
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LOCATION MAP

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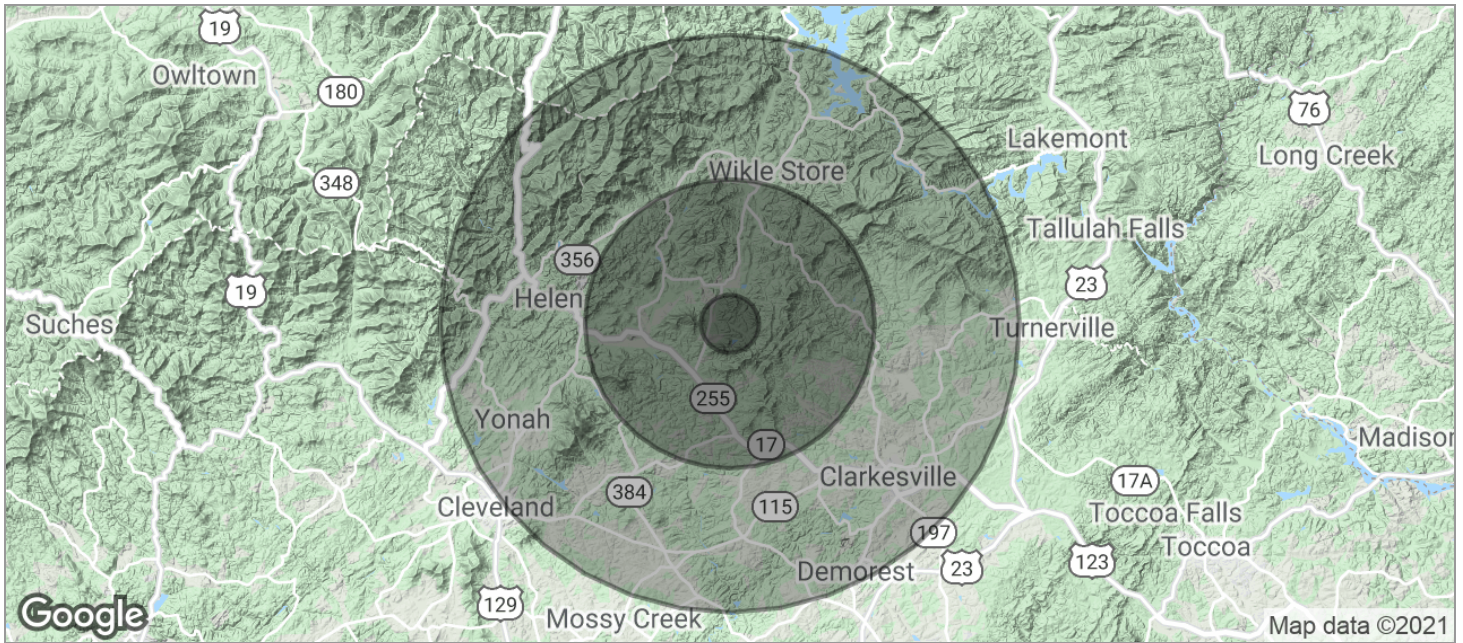
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	162	4,821	25,693
MEDIAN AGE	43.5	45.4	42.4
MEDIAN AGE (MALE)	41.2	43.8	41.2
MEDIAN AGE (FEMALE)	47.5	47.9	44.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	66	2,083	10,857
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$63,331	\$60,082	\$57,891
AVERAGE HOUSE VALUE	\$320,222	\$271,090	\$247,692

* Demographic data derived from 2010 US Census

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