

UNIQUE OPPORTUNITY

For Sale

1 to 87 Acre compound (road cut in)

Woodley Affiliates And BHHS



RAVEN RIDGE SUBDIVISION

Rabun County

Clayton, GA



**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL



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Dan Woodley

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Property Description

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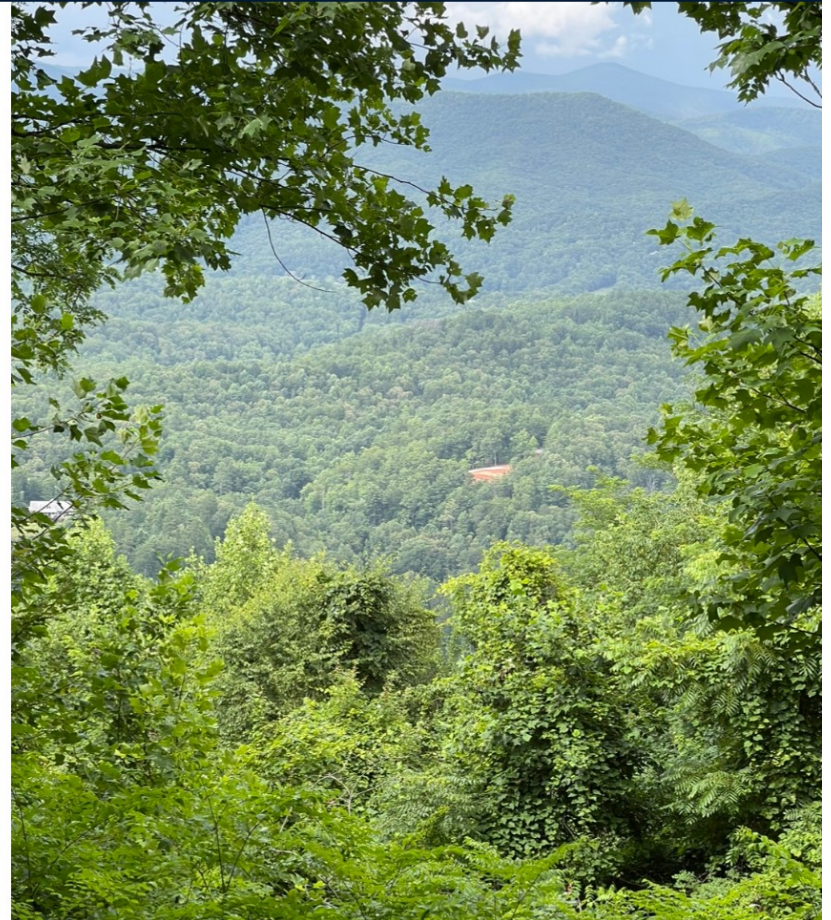


Just south of the town of Clayton, Georgia on US 441, travel down the beautiful rural Rickman Airfield Road between the mountains along the rambling shoals of Stekoa Creek and the tree-lined mountain road to this very unique and beautiful, secluded property which adjoins thousands of acres of the United States Forestry Service (USFS), from the beginning of your arrival to this wonderful and amazing property with its multi-state long mountain range views, the seclusion yet convenience of its local on and of course the world-famous Rabun County Foliage, You will know you have found your mountain haven.

Ideal for a family and friends' compound, the property includes private roads, a few springs, and two small lakes in the center of the surrounding property, with mountain peak views that will take your breath away with its long dramatic, yet tranquil views. Multiple House Sites with spectacular views, surrounded by the seclusion of all nature's beauty has to offer.

This property is being offered for sale as a whole or potentially in smaller tracts.

The owner will consider owner financing.





RAVEN RIDGE / MOUNTAIN PROPERTY / ADJOINING USFS*

LOT # / TAX PARCEL #	ACREAGE	VIEW(S), ATTRIBUTES, DESCRIPTION(S), LOCATION(S)	PLAT BOOK / PAGE	PRICING	To be Sold Together With
13 / 053 022	1.01	Perched Overlooking the two lakes and above the road	18\119	\$70,000	
20 / 053 022	1.13	Perched Overlooking the long view of the two lakes	18\119	\$25,000	to be sold with lot 22
21 / 053 022	1.16	lakes View & Long Mountain Views - exception Home Pad	18\119 4 \76	\$75,000	
22 / 053 022	1	Perched Overlooking the long view of the two lakes	18\119	\$30,000	to be sold with lot 20
24 / 053 022	1.49	Mountain & Lake Views	18\119 4\76	\$68,000	
25 / 053 022	1.88	Long Multi-State Mountain Views - Exceptional Home Site	21\122	\$75,000	
26 / 053 022	2.18	Long Multi-State Mountain Views - Exceptional Home Site	21\122 4\76	\$80,000	
27 / 053 022	2.52	Long Multi-State Mountain Views - Exceptional Home Site	21\122	\$85,000	
053 022	53.72	Long Multi-State Mountain & Lake Views -ADJOINS- US FORREST		805,800	*
	66.09			\$1,313,800	
28 / 053 017	3.08	Long Multi-State Mountain Views - Exceptional Home Site	21 \ 122	\$130,169	& .015 Acre to be sold with
29 / 053 018	2.72	Long Mountain Views - Exceptional Home Site	21 \ 122	\$109,600	
053 / 016	2.76	Long Multi-State Mountain Views	55 \ 187	\$111,228	
053 / 016	0.15	Long Multi-State Mountain Views	55 \ 187	\$2,250	to be sold with Lot 28
053 / 016	6.6	Lakes View & Long Mountain Views exception Home Pad	55 \ 187	\$266,500	
053 / 016	5.72	Long Multi-State Mountain Views	55 \ 187	\$230,500	
	21.03			\$850,247	
		ASK ABOUT AGRESSIVE PRICE DISCOUNTS FOR BULK LOT & LAND PURCHASE(S)			
7	1.19	Hand-hewn Cabin FOR SALE Blt 1992 2BR 2 BA 2000 sq ft+/-		\$499,000	listed by others
6		Sold			
12		Sold			
23		Sold			

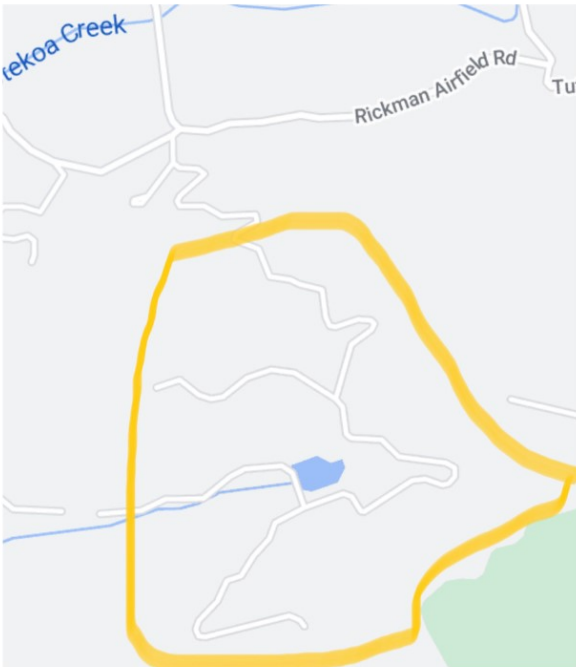
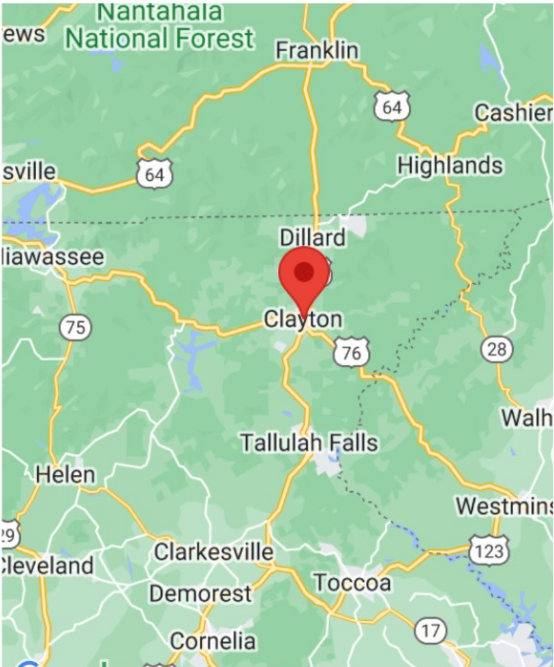
Property Location

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CLICK HERE :
Google Earth



Directions

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(just) South of Clayton GA:

From US 441, Travel down the beautiful rural Rickman Airfield Road between the mountains along the rambling shoals of Stekoa Creek and the tree-lined mountain road to this Very Unique and beautiful, secluded property. At the intersection of Rickman Airfield Road, Jim McCracken Road take a right on to Hunter Ridge Trail and then an immediate left staying on Hunter Ridge Trail.

The property begins at the top of the mountain on your right and left when you come to where the road (Haven Ridge Road which includes lots 24,25,26,27,28,29) adjoins the road you are on Hunter Ridge Trail which is where the balance of the lots and land is, when you reach the cabin the road continues all the way to the peak of the mountain adjoining the United States Forestry Property which encompasses thousands of acres. There you will enjoy more views over Stekoa Valley and multi-state long views...(this part of the road requires 4x4 vehicles only).

US 441 to East on to Seed Tick Road, which changes to Jim McCracken Road to the intersection of Rickman Airfield Road. Go straight through the intersection, then left on HUNTER RIDGE TRAIL.

Four wheel or All Wheel drive vehicles are highly recommended.



PROPERTY SURVEY

**BERKSHIRE
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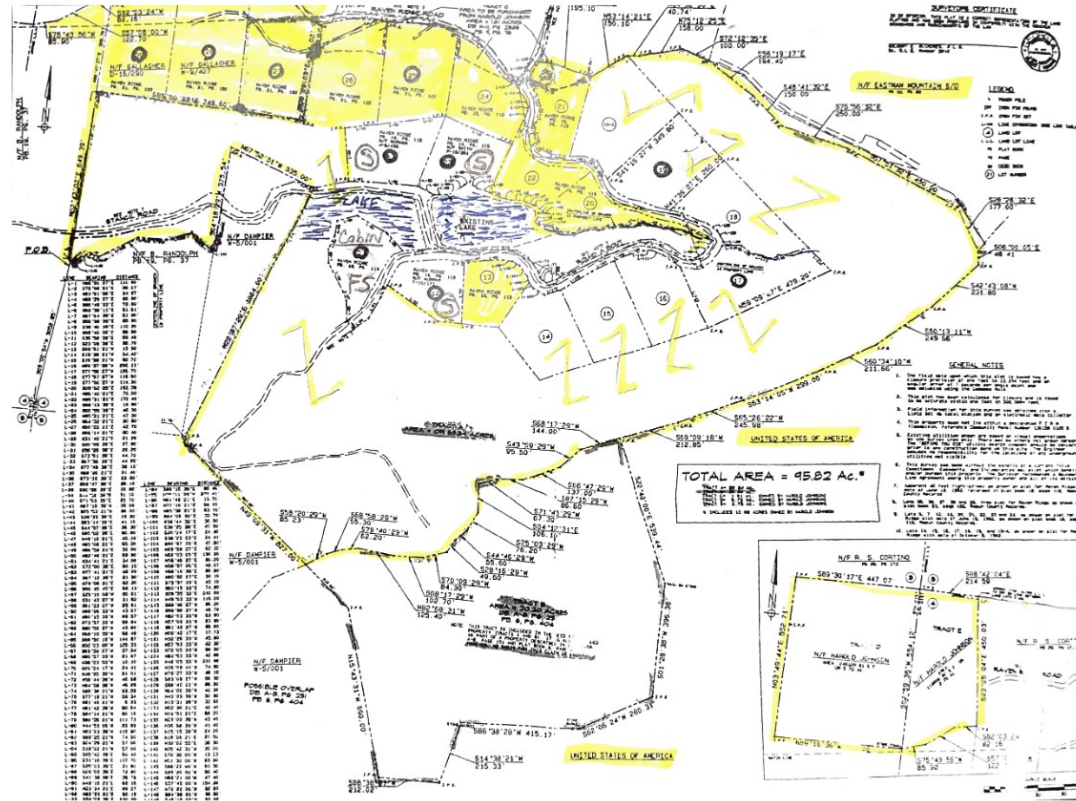
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NOTE:

Survey is partial and not all inclusive and shows some property outside of offering.



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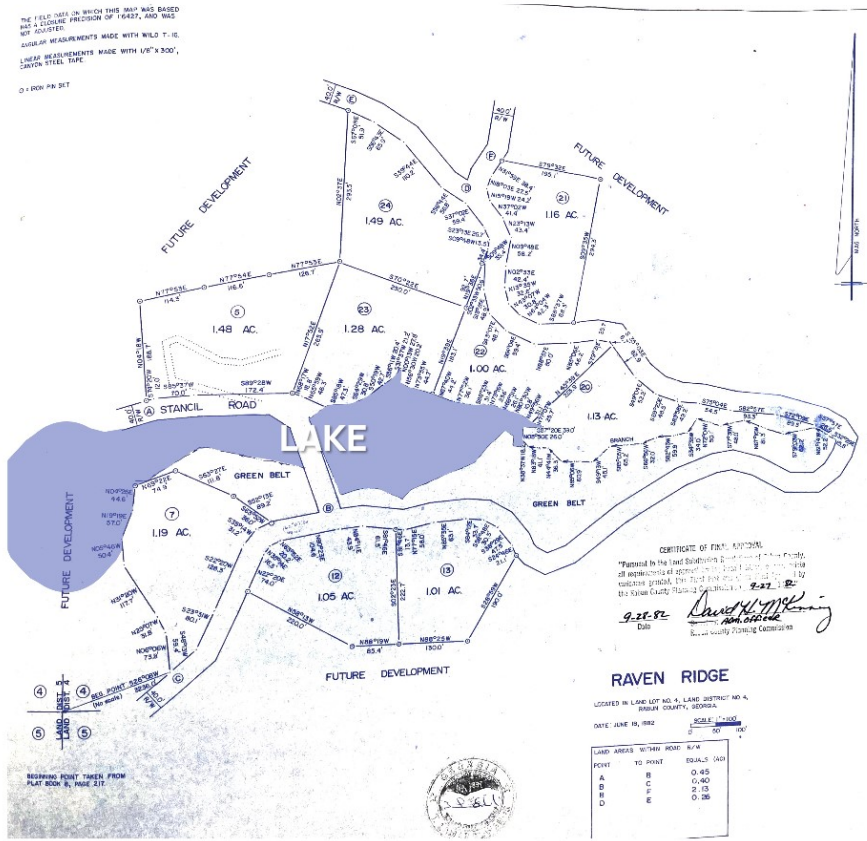
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*Revised
Kavanaugh
(A. Schmitt)*

*Recorded Here 21st day of September, 1992
James J. [unclear]
[unclear]*

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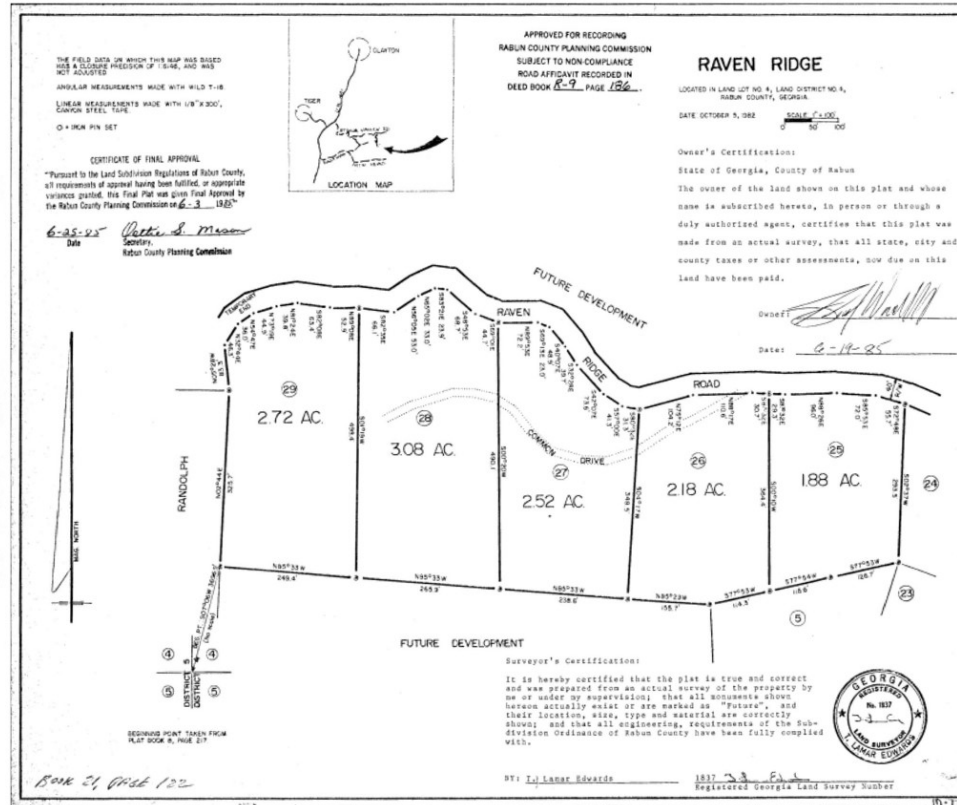
PROPERTY SURVEY

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*Revised to 26.94 Ac of 27.2 Ac
James P. Edwards
6/28/82*

Property Images

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Property / Area Images

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Local Area Attractions

Enjoy Nearby are hiking trails, golf courses, horseback riding, and river rafting and more.





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Local Area Attractions

Downtown Clayton, GA



Local Area Links

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Blue Ridge Ranger District

Chattahoochee-Oconee National Forest

Rabun Chamber of Commerce

The Rabun County Chamber of Commerce is a non-profit business association whose mission is to grow its members' business.

Appalachian Trail

The Appalachian Trail is one of the most iconic scenic hiking trails in the world and it has a number of access points in the Roanoke Valley in Virginia's Blue Ridge.

Rabun County Hiking Trails

Georgia's Rabun County is rugged, wild and beautiful. Hike our favorite Rabun County trails to spilling waterfalls at Lake Burton and Lake Rabun, towering summits near Clayton like Rabun Bald, and Bartram Trail hikes on the crystal-clear Chattooga River.

White Water Rafting

Whitewater rafting is a must-do experience for anyone visiting the Southeast!

Rabun County Horseback Riding

The Best 10 Horseback Riding near me in Rabun County, Georgia

Rabun County Golf

Search for Local Golf Courses

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Broker's Profile

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Dan Woodley has been in real estate all his life as a young boy working for his uncles in the building, development, and real estate businesses, you might say "it's in his blood."

He has an in-depth knowledge of the whole processes from bird dogging property, assemblages, land planning, entitlement, design, development, and construction. It is exceedingly rare to have all these capabilities in a real estate broker, able to understand the challenges of all aspects of a property and a project, including the modeling of the investment and its feasibility.

Dan would be honored to collaborate with you to achieve your real estate goals, and you will have the comfort of having over thirty-five years of extensive experience on complex multi-million-dollar projects at your service and on your team.

Developing mixed-use communities in the Atlanta, Georgia region, leading the market for over a decade. Completed development and redevelopment projects with design, form, and function as a principal focus.

- Received local and national recognition, with projects referred to as "A Benchmark of Good Mixed-Use Development and Design."
- Established the Dresden Drive Corridor, which DeKalb County later used to create zoning through The Brookhaven Overlay District.

There were no mixed-use zonings in 1999 when Dan started developing mixed-use projects in DeKalb County, when started with a combination of multiple zoning categories with variances to get the desired effect, now there are five mixed-use zoning categories in DeKalb County and Dan was the first to get three of them, by building community and county trust along with nationally recognized award-winning projects.

- Brookhaven, Georgia formerly known as North Atlanta where Dan assembled, designed, developed, and built the (The Dresden Drive Corridor) along with other projects in the immediate area with his companies and which the community used his projects in the marketing campaign to promote and facilitate the formation of The City of Brookhaven which incorporated in 2013.

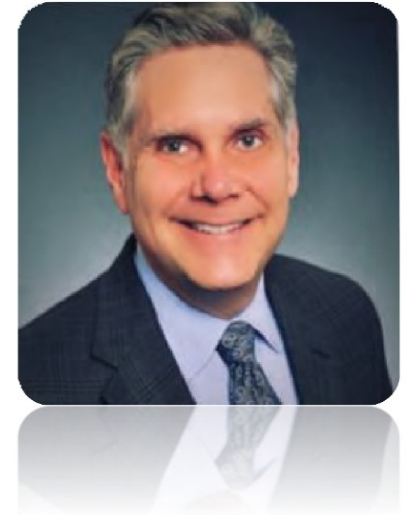
Education and Credentials

Marketing

University of Georgia, Athens, Georgia

Associate in Science, Real Estate & Marketing

Georgia State University, Perimeter Campus Atlanta, Georgia



www.WoodleyAffiliates.com

www.linkedin.com/in/danielcwoodley

Broker's Profile

Awards & Honors include:

- The Atlanta Business Chronicle "Who's Who in Real Estate." (Multiple years)
- Urban Land Institute's Keynote Speaker "The Future of Brookhaven"
- Atlanta Regional Commission's First Annual Livable Centers Initiative Award, 2007
- Builder of the Year, Greater Atlanta Home Builders Associations
- Obie Awards (Presented by Greater Atlanta Home Builders Association): Best Land Planning, Best Cluster Home, Best Marketing Campaign, Best Townhouse Design, and more.
- DeKalb Board of Realtors Commercial Salesperson Honoree
- Re/Max Hall of Fame
- Multiple marketing awards for marketing campaigns, via national judges GAHBA

Licenses and Accreditations

- Georgia Real Estate Brokers License #126670 (1985)
- Florida Real Estate Brokers Associate License #BK3368581 (2017)
- Certified Professional Developer
- Certified Professional Builder
- General Contractors License: Georgia, exp

Publications featuring Dan Woodley and / or his projects:

National Real Estate Investor	Georgia Trend Magazine
Atlanta Journal	Georgia Power Company Pub. Atlanta Business
Chronicle	Builders Magazine
Creative Loafing	Decatur DeKalb Neighbor
Brookhaven Buzz	Atlanta Magazine
Trend Magazine	Brookhaven Reporter



Dan Woodley: Keynote Speaker for Urban Land Institute speaks on the future of Brookhaven.

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Contact Info

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