

FOR SALE

Tallulah River Front Estate Property - 150 +/- Acres

0 Highway 441, Lakemont, GA 30552

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
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EXECUTIVE SUMMARY

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0 HIGHWAY 441, LAKEMONT, GA 30552



OFFERING SUMMARY

Sale Price: \$1,100,000

Price / Acre: \$7,333

Lot Size: 150.0 Acres

Zoning: Agricultural

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this beautiful riverfront acreage tract in southeast Rabun County, GA. This is the perfect recreational or gentleman's estate tract with multiple serene homesites and over half a mile of Tallulah River frontage. The offering consists of roughly 150 acres, mostly wooded and rolling land along the river. Homesites at the top of the ridge could enjoy long range views of the Blue Ridge Mountains privacy in every direction. Property backs up to 14,700 Acres of National Forest land creating an excellent buffer between you and future development. Currently Zoned Agricultural. Electricity, Cable, Telephone all available. So much value with tremendous long term potential with growth and increased exposure of the North Georgia mountains due to COVID-19. Must see River Acreage!

LOCATION OVERVIEW

Located on US Highway 441 just 2.5 miles from the Georgia / South Carolina state line in southeastern Rabun County, Georgia. Excellent proximity to all of the Tallulah River Watershed Lakes including Lake Burton, Lake Rabun, etc. Roughly 1 mile from Tallulah Falls State and visitors center.

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ADDITIONAL PHOTOS

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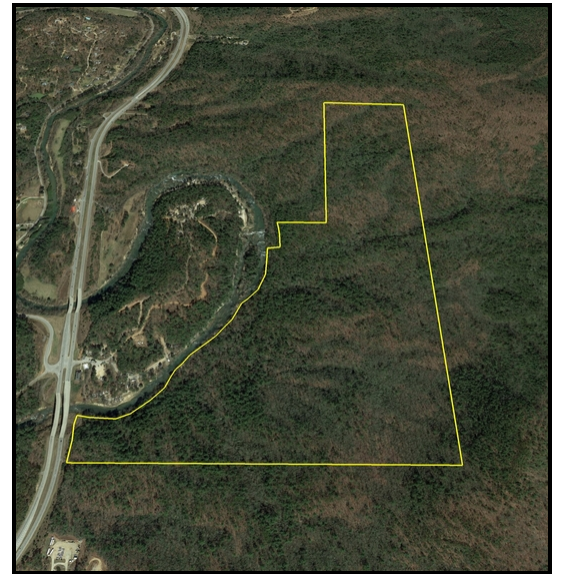
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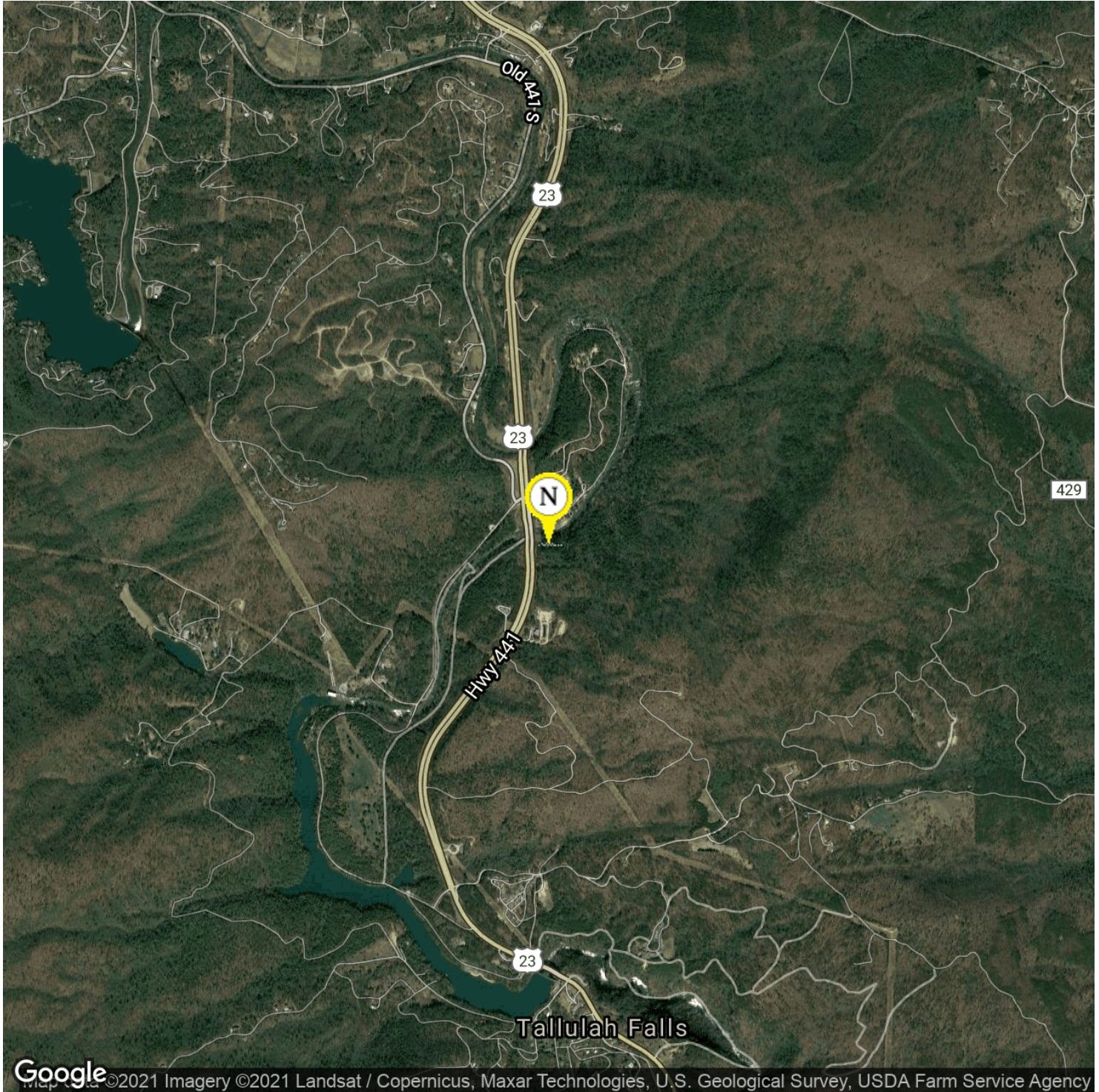
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LOCATION MAP

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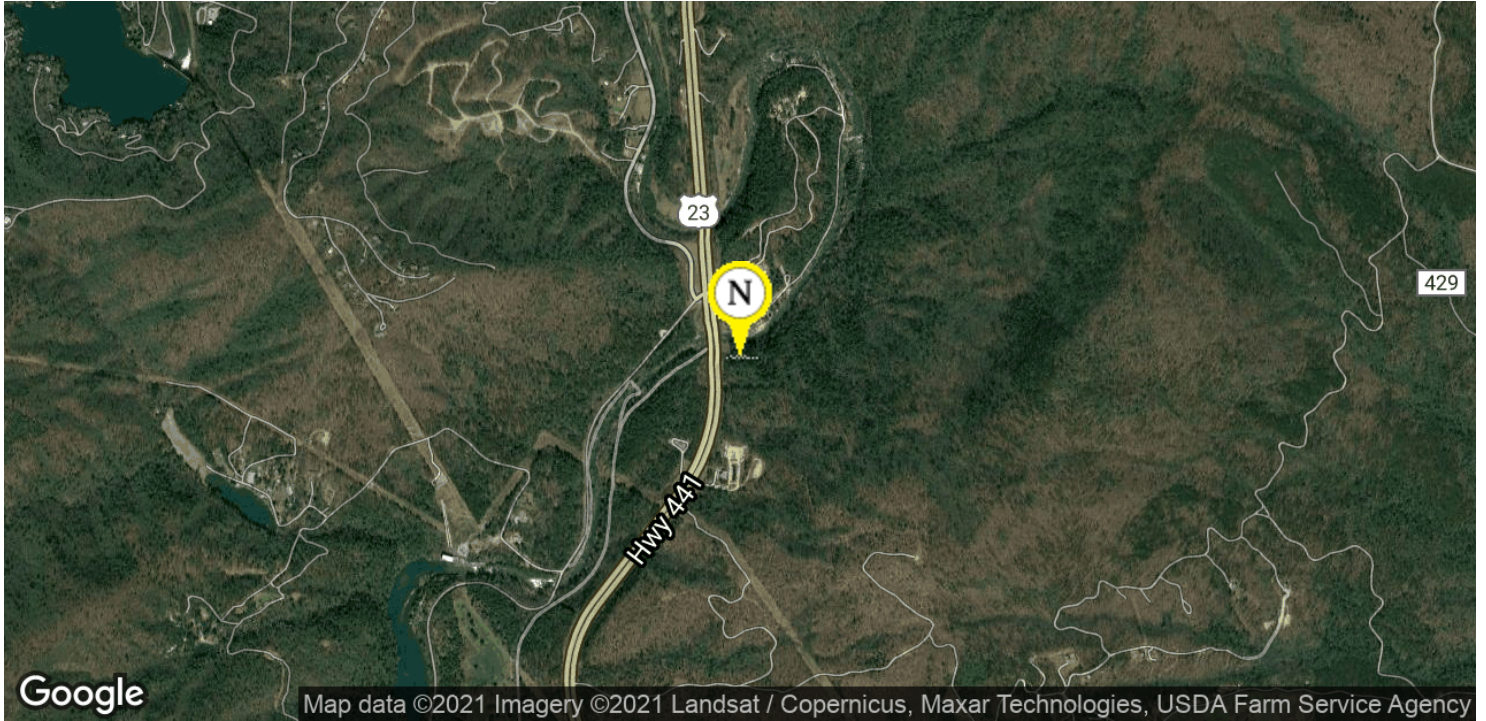
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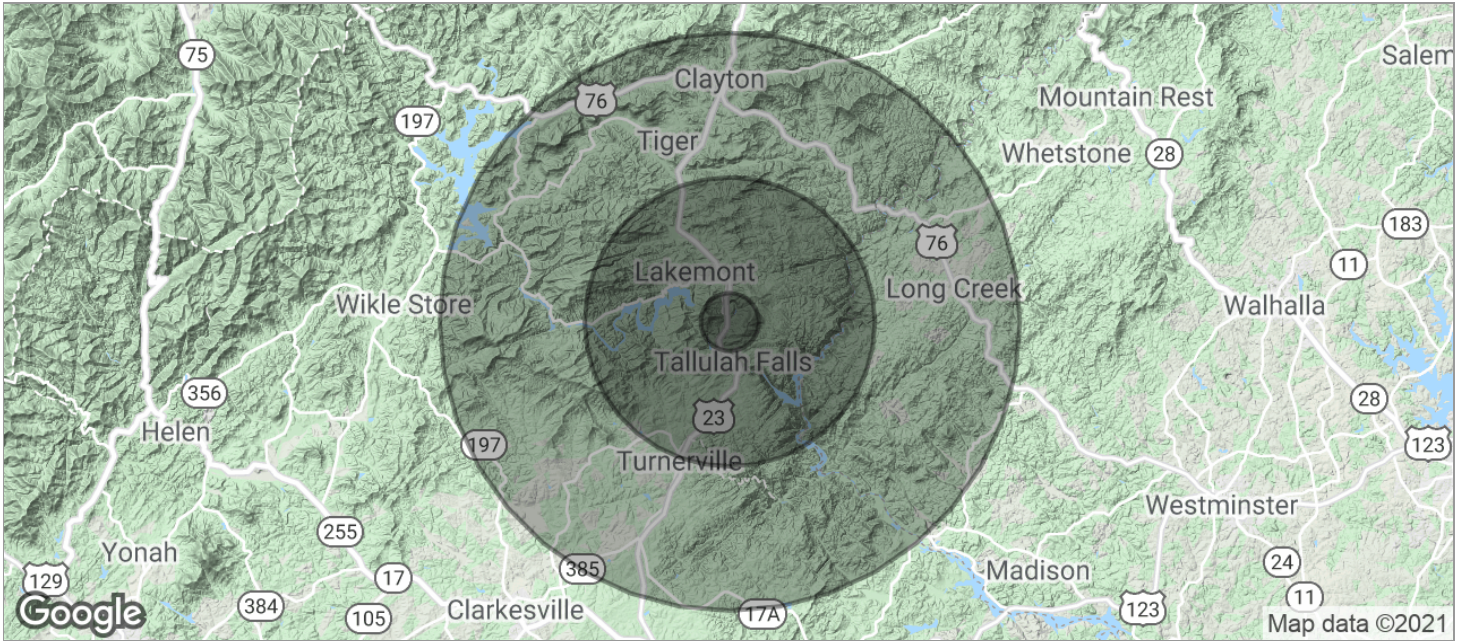
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 131 | 3,424 | 14,636 |
| MEDIAN AGE | 40.2 | 42.7 | 42.5 |
| MEDIAN AGE (MALE) | 37.8 | 41.6 | 41.4 |
| MEDIAN AGE (FEMALE) | 41.1 | 43.2 | 43.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 53 | 1,379 | 5,704 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.6 |
| AVERAGE HH INCOME | \$51,224 | \$54,495 | \$57,178 |
| AVERAGE HOUSE VALUE | | \$243,346 | \$212,590 |

* Demographic data derived from 2010 US Census

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