

## 143.15 +/- Acres For Sale



### OFFERING SUMMARY

Sale Price:	\$10,000 Per Acre
Total Size:	143.15 +/- Acres
Zoning:	LI
Zoning Description:	Low Intensity
Current Use:	Recreational

### FOR INFORMATION

**LEE HEMMER, CCIM, SIOR**  
Principal/Managing Broker  
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**LEANNE RICHARDSON**  
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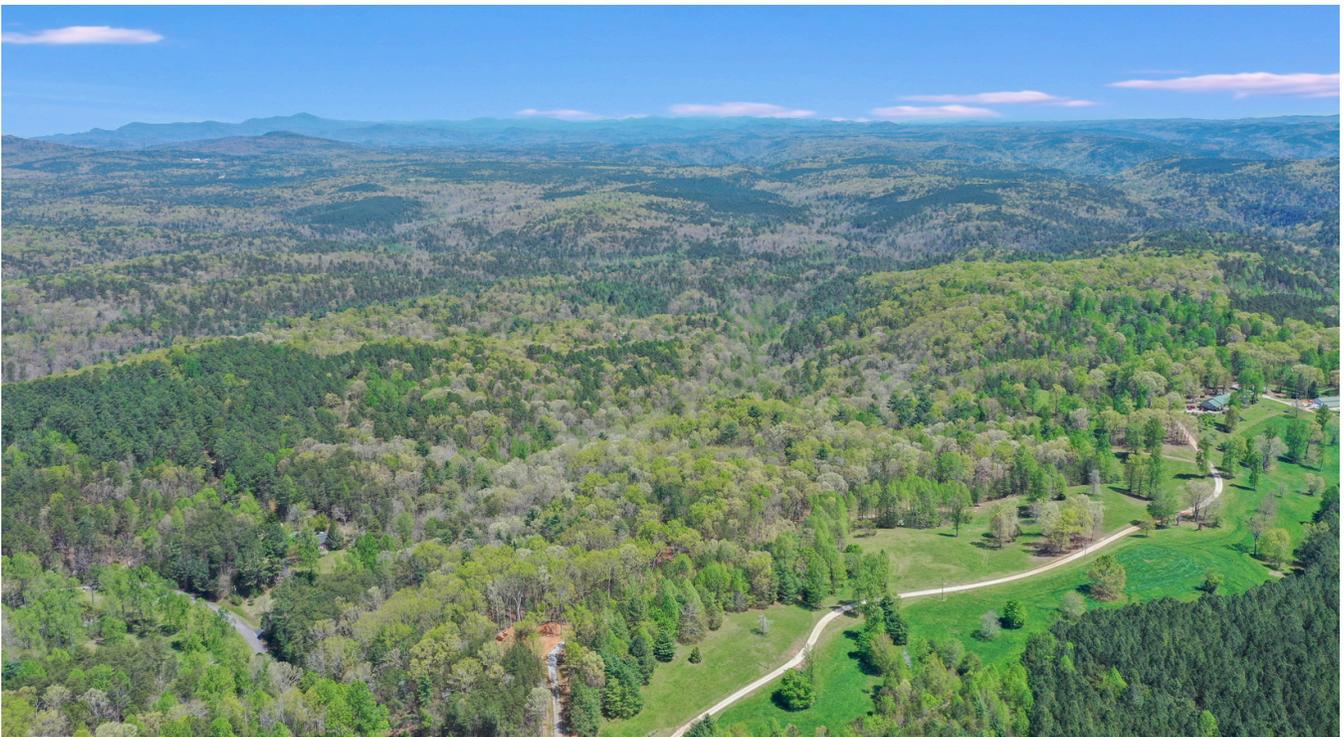




## PROPERTY HIGHLIGHTS

- 143.15 +/- acres of gorgeous private mountain land located in the sought after northern Habersham County
- Gentle rolling topography with a variety of trees including Oaks, Poplars, and Pines
- Gravel drive in place
- Suitable for residential property and/or light commercial
- Conveniently located to retail, dining, and other activities in nearby charming towns of Clarkesville, Helen, Clayton, and Gainesville
- Outdoor enthusiast and hunters' paradise
- Less than 5 miles from Panther Creek hiking trail and waterfall, Apple Mountain Resort & Golf Club, and The Orchard Golf & Country Club
- 8 miles from Tallulah Gorge State Park
- 25 miles from Lake Yonah Boat Access
- Borders 1,100 acres of US National Forest
- Easily accessible less than two miles from US Highway 441

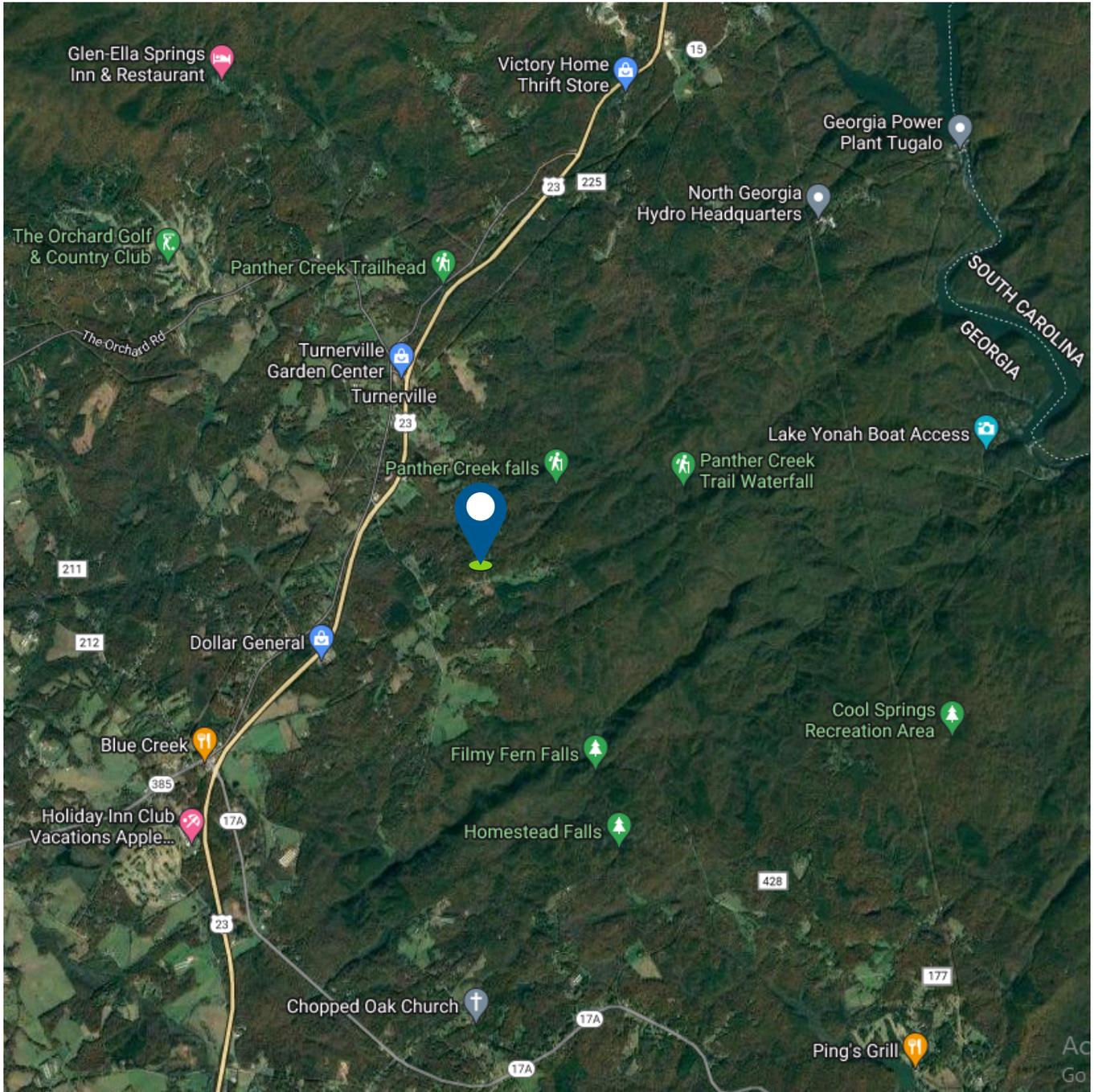








## MAP LOCATION





# CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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