

33 Acres on the Serene Toccoa River



0 Old Rock Creek Road

BLUE RIDGE, GEORGIA

OFFERED AT

\$2,900,000

A rare opportunity to own this Legacy property 33 acres along the famed Toccoa River in the highly desirable Aska Adventure Area of the North Georgia Mountains. With 1,500 ft of pristine river frontage, this extraordinary property offers roaring whitewaters, deep fishing pools, and prime wade-in access to the Toccoa River named one of the Top 3 Trout Streams in the Southeast by GuideBook a trusted source for fishing. Set against the backdrop of Tooni Mountain and surrounded on one side by 750,000 acres of protected U.S. National Forest, the riverfront here feels like a private sanctuary-untouched, unspoiled, and awe-inspiring. A fully prepped homesite with power, well, and env soil tests in place-ready for your dream mountain retreat or multi-home compound. Additional structures include a charming riverside pavilion w/fireplace stubbed for bathroom, fishing shelter and the original 1930s farmhouse, adding character and history.

12 acres of open, cleared pasture make this property ideal for equestrian use, hobby farming, and other agricultural endeavors. Easy access to the property include roads and cleared areas to walk and explore the full range of options this property has to offer. Perfectly positioned for both relaxation and adventure, the property lies just 18 miles from the shopping & dining of picturesque towns of Blue Ridge and Blairsville, and approximately 30 minutes from Ellijay and Hwy 515 with direct access to Atlanta. Surrounded by local landmarks-like the Toccoa Swinging Bridge, Deep Hole Recreation Area, and miles of national forest trails-you'll enjoy a lifestyle that blends elevated outdoor living with everyday convenience. Spend your mornings fly fishing in crystal-clear waters, your afternoons kayaking or hiking scenic ridgelines, and your evenings by a riverside fire under endless starry skies. Whether you envision a private retreat, family compound, or legacy estate, this is a property to treasure and pass on for generations.



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