

101+/- acres in Stephens County, Georgia

Over 1,500+ feet of corp frontage on the northwest end of Lake Hartwell! Are you looking for a great recreational property?! Then you need to consider this! This property literally has it all! Located just 10 minutes from Toccoa, Georgia or 30 minutes to downtown Clayton, Georgia. The land consists of 101+/- acres and has several potential uses including an excellent hunting/fishing getaway, timber investment or your private place to call home in the mountains!!

Land- Land tracts like this rarely come available with this much lake frontage. There is a gentle to sloping roll over most of the property with multiple hardwood/pine ridges leading down to the lake. Much of the land was cutover at least 20 years ago. The quality of the soils and availability of water create an excellent habitat for wildlife. The diversity of timber over the property gives it a good investment component and also maintains habitat to sustain wildlife. There are numerous Oaks, Hickory and other mast bearing trees throughout the property.

Wildlife- This property is setup well for hunting or viewing wildlife. There is a large population of whitetail deer, turkey and hogs on this tract. Small game abounds on this property also. The extensive lake frontage and massive wetland area will bring in multiple species of ducks and geese during the winter season. Lets not forget about the fishing opportunities! With this much lake frontage the property gives you unlimited access to multiple fishing spots that encompasses some shallow water fishing as well as deeper water fishing. Fish species include Striped Bass, Largemouth Bass, Bream, Crappie and Catfish. If bank fishing is not your thing, there are also boat ramps in the area.

The subject property can be purchased as a whole or subdivided. Survey will determine exact acreage. For more information about this property or to schedule your visit please contact Jacob Bowen at 678-858-0382.

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