

208+/- acres in Hall County, Georgia

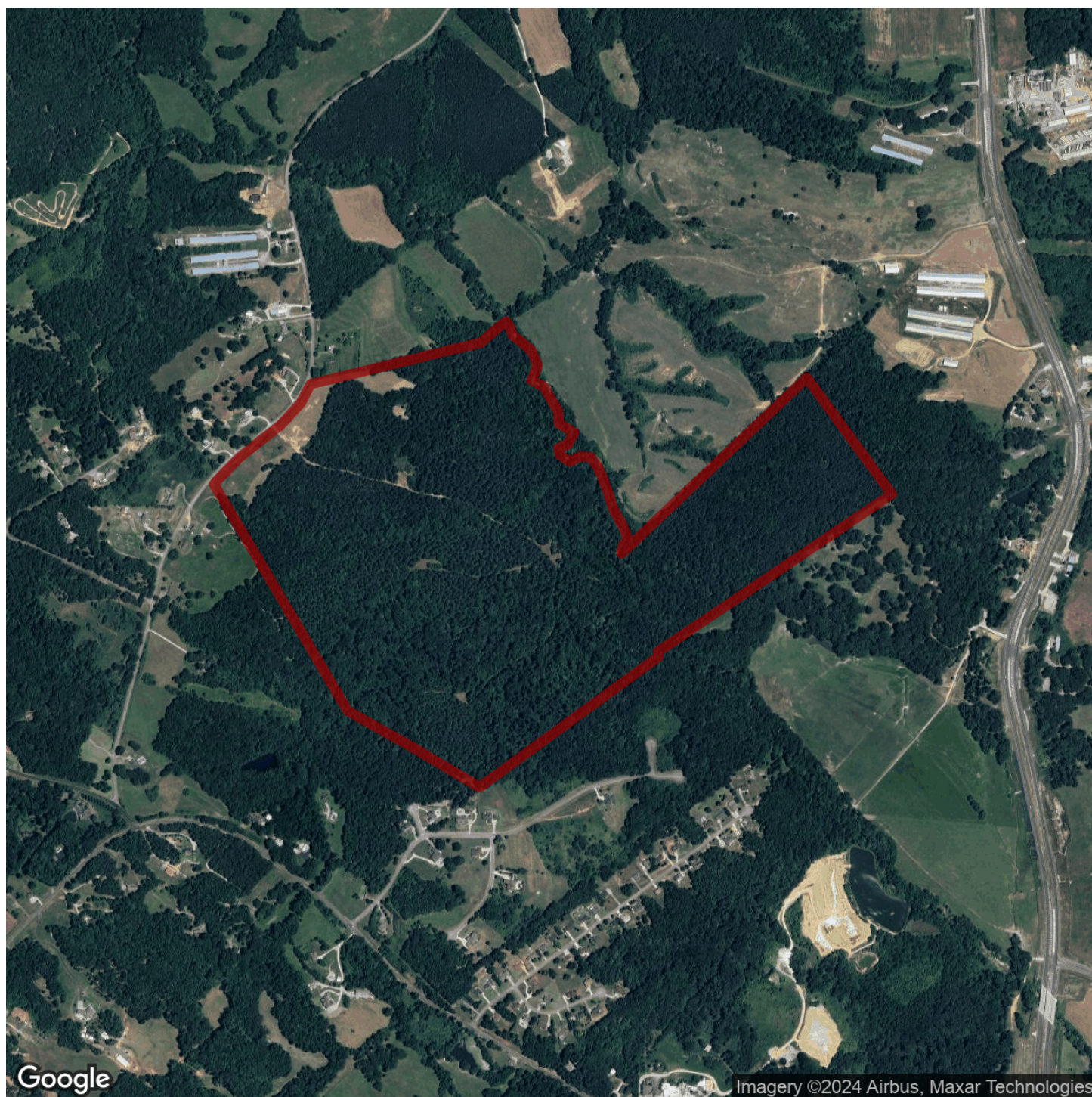
Beautiful 208+/- acre tract located just minutes from downtown Gainesville, Georgia! The topo is gentle rolling and has multiple elevated areas for homesites. 98% of this tract is covered in excellent quality mature hardwood and pine timber. Hardwood species include large Poplar, Red and White Oak. A buyer could expect to get an immediate return on their investment pending a timber sale. The Hall and Jackson County line bifurcates the property. Approximately 141 acres are in Hall County and 67 acres are in Jackson County. The land is home to whitetail deer, turkey and other small game. Property boasts an excellent road system allowing for the tract to be easily traversed by ATV/UTV. Long paved road frontage on Fuller Road. There is well over 3,000+ feet of frontage on Allen Creek. The land is enrolled in the 10 year Farm Covenant Program keeping the property taxes lower. A small 7+/- acre field at the entrance of the property would be perfect for horses or cattle. Site is well suited as a large estate tract, split in to mini estate tracts, hunting/recreational land and has the potential as a future residential development to the near or long term minded investor.

This property is priced to sell! Please do not enter the property without permission from the listing agent. Property is gated and leased for hunting. For more information about this property or to schedule your visit please contact Jacob Bowen at 678-858-0382.

Timberland • \$1,900,000

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