

345.69+/- acres in Walker County, Georgia

Land For Sale in Rising Fawn, GA!

The 345+/- acres located in both Walker and Dade County features Gulf Creek traversing the West side of the property. This is a secluded property that offers a lot of privacy. The property is in a perpetual conservation easement. There is nice timber on the property as well as some neat rock outcroppings. The 345+/- acres sets up as a great recreational property with some good homesites within the conservation easement envelope.

Except for about 65 acres, the land is in "preservation" meaning you can't timber it unless there is a hurricane, tornado or bugs or with written permission from the land trust (e.g., wildlife habitat improvement) About 65 acres are available for agriculture, horses, forestry, food plots. This includes the right to build forest/ag road of permeable surfaces. Best management practices are required when doing these activities. You have to let us know if you convert the forest to ag. Within the 65 acres, if you clearcut, you must replant or convert to ag. The baseline map shows where this 65 acres is.

5 acres are available for 2 houses, a small pond, shed and barns and camping/temporary recreational campers (up to 3). You can put in a road, utilities, septic, etc to serve these structures. Hunting and fishing are allowed. You can build trails for walking. You can build tree houses and hunting stands. In the preservation area, stands should be the kind you can move.

Listed at an affordable price the 345+/- acres is convenient to Chattanooga, TN - 45 minutes, Atlanta, GA - 2 hours, Lafayette, GA - 30 minutes and Dalton, GA - 1 hour.

The property is shown by appointment only. Agents must show their buyer the property to receive commission split. Agents, if we show your buyer the property first you will receive 1% commission. Buyers must show proof of funds before seeing the property.



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Southeastern
LAND GROUP



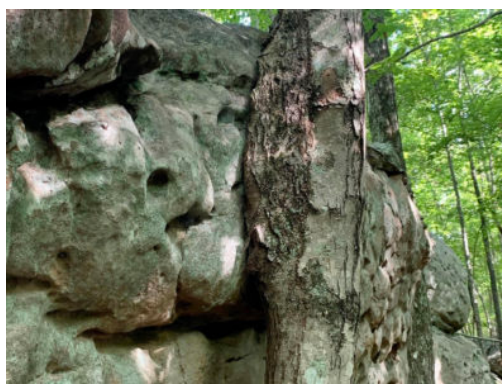
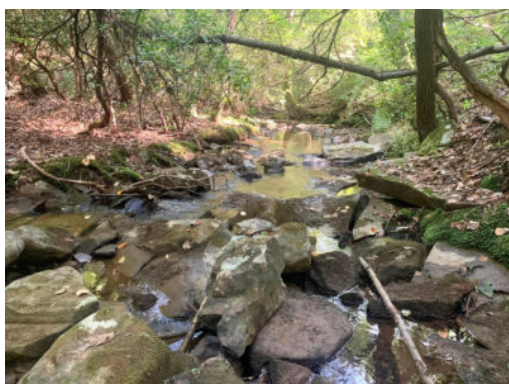
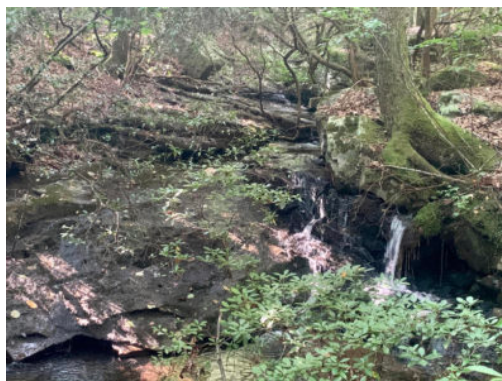
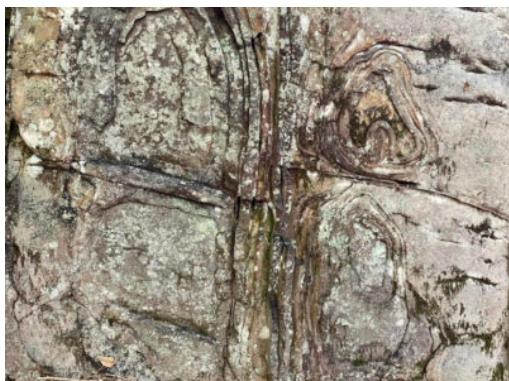
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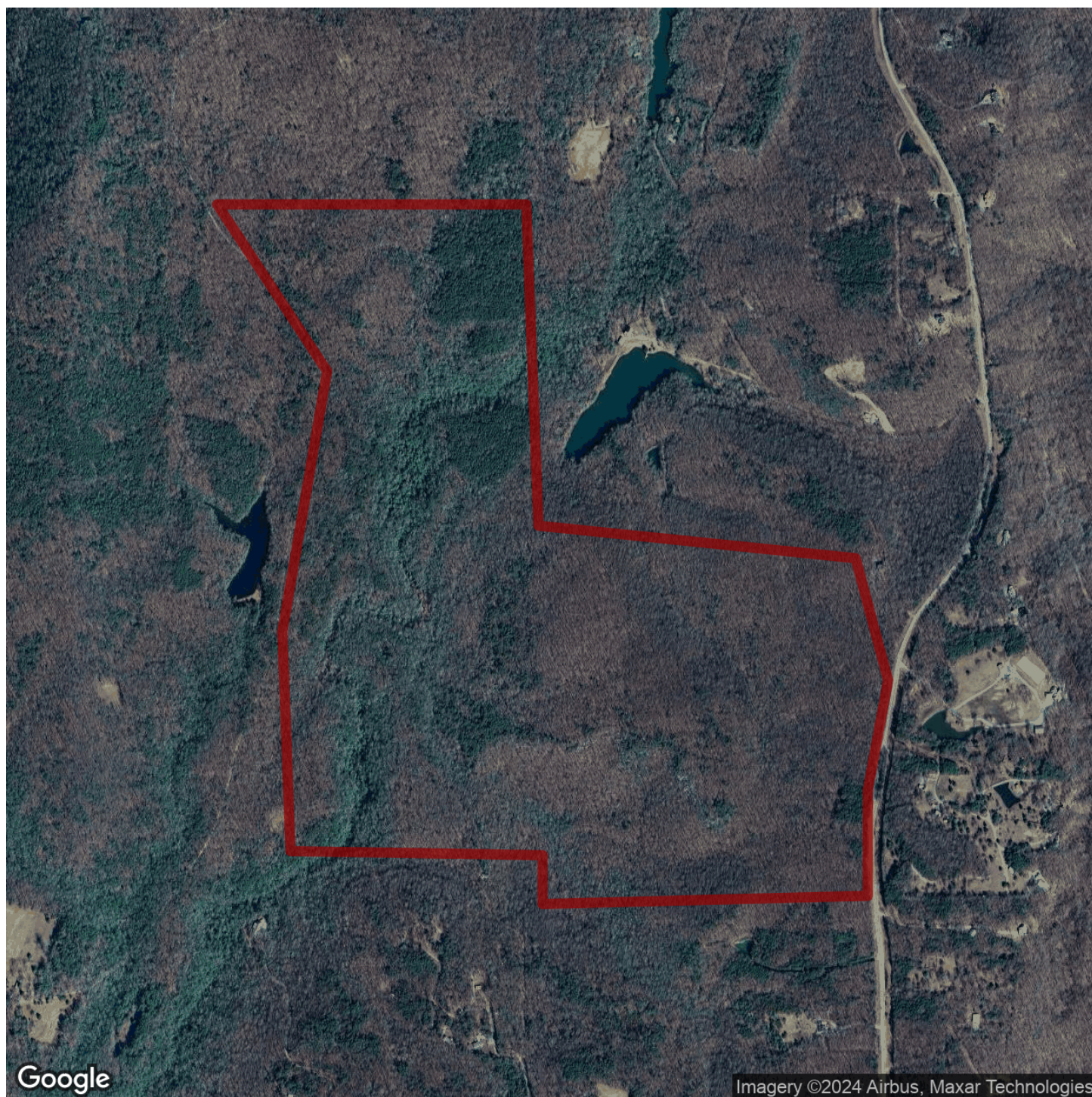




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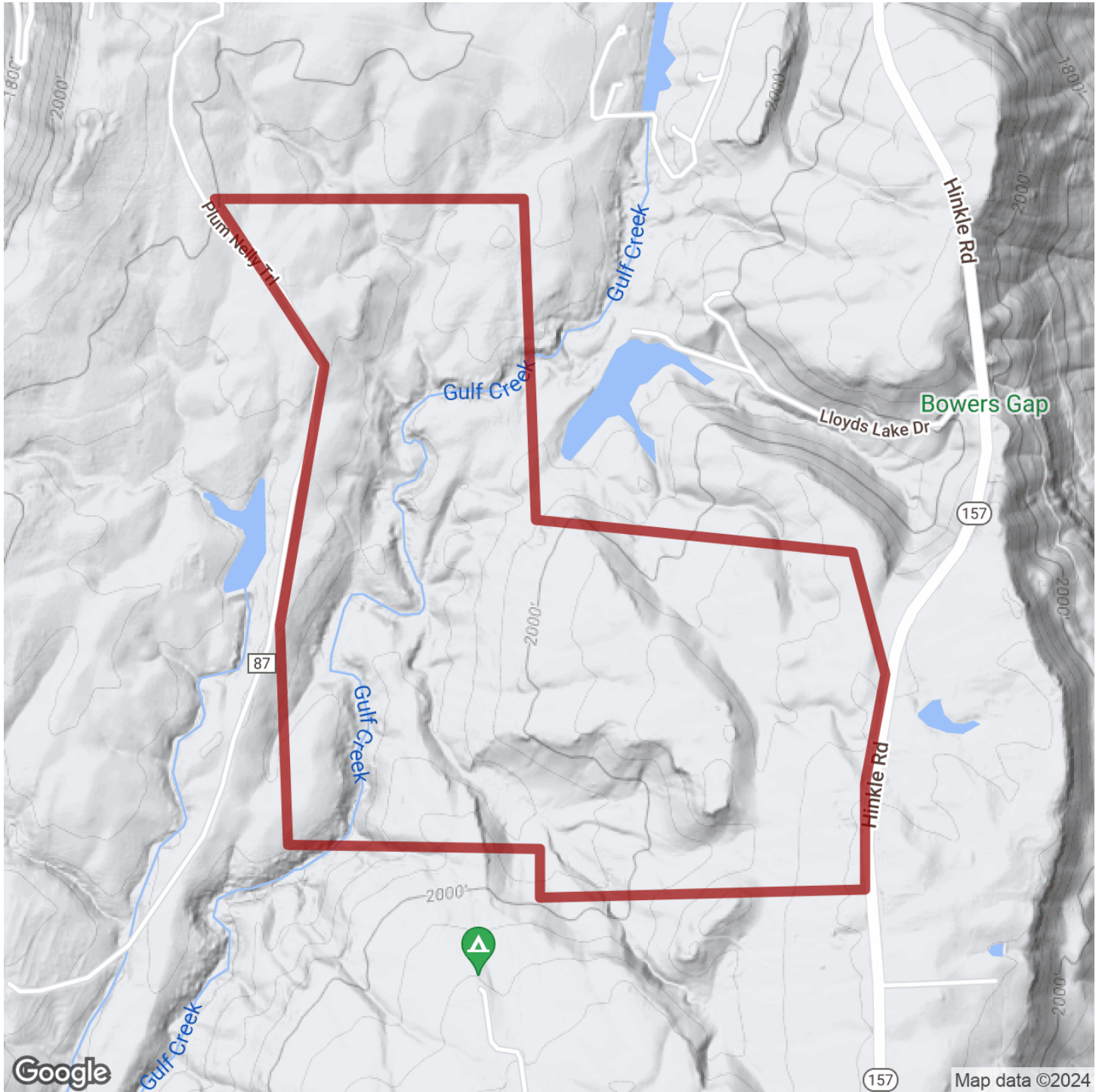




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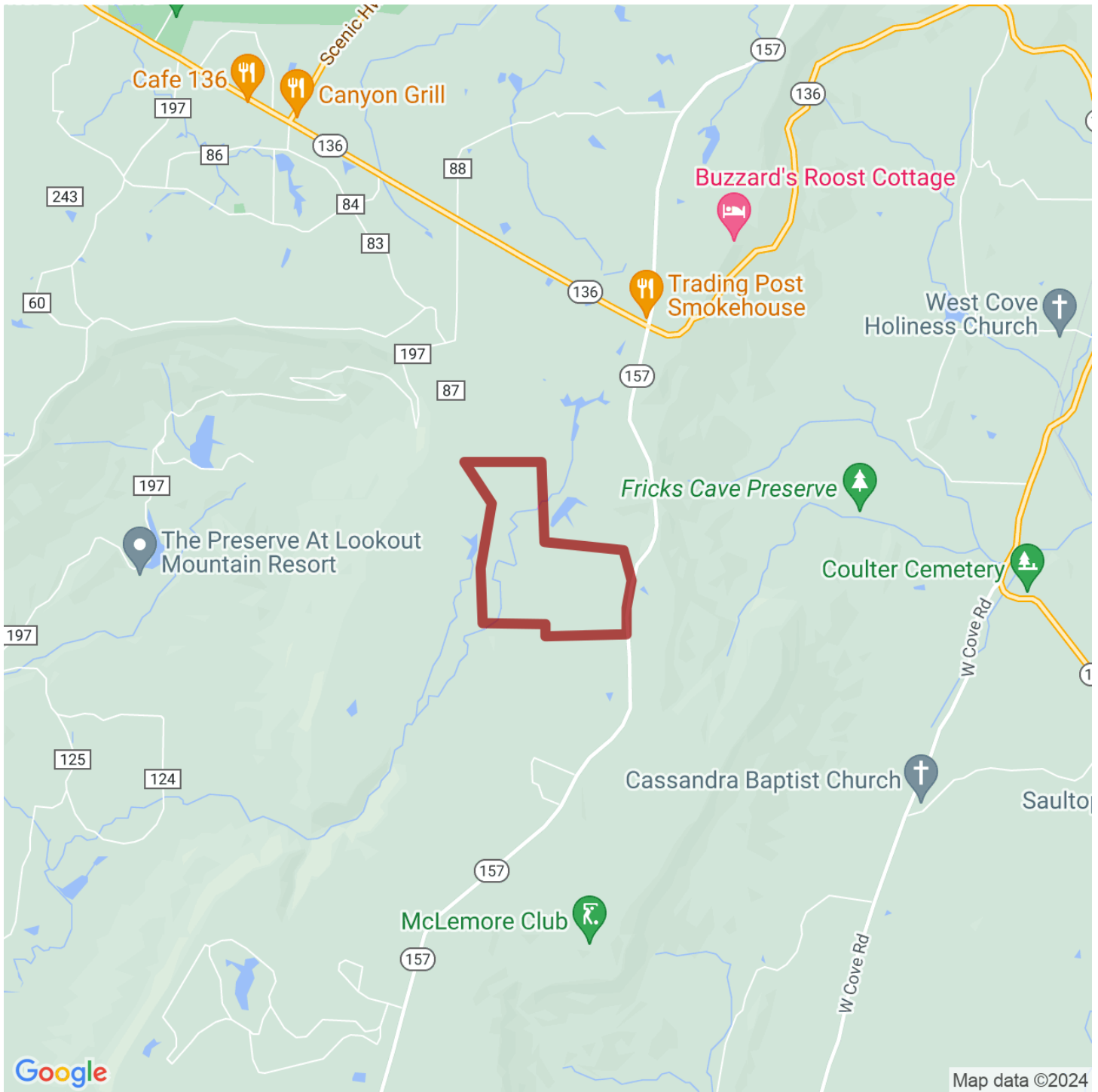




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