

PRIVATE ESTATE INVESTMENT TRACT: GARLAND MOUNTAIN TRAIL OFF GA HWY 140, 218.6 ACRES

County: Cherokee, Georgia State: Georgia Zip: 30183

\$600000

MLS: 8702879



PROPERTY SUMMARY

**SOUTHERN PINE PLANTATIONS/GRIFFITH TRACT
GARLAND MOUNTAIN TRAIL (OFF HIGHWAY 140), WALESKA, GA**

Location: Turn on Garland Mountain Trail from GA Hwy 140, Waleska, Georgia. Land is on the left (West) just before (South of) the intersection of Garland Mountain Trail with Garland Mountain Way. Property is about 5.9 miles from

Reinhardt University/Waleska, 13.8 miles from Canton, 24 miles from Cartersville, 32 miles from Alpharetta, 37 miles from Marietta, 22 miles from Jasper. Coordinates 34 21' 20" N, 84 37' 19" W

Area: **218.61 Acres +/-**. Access by deeded easement thru gate on Garland Mountain Trail, just South of its intersection with Garland Mountain Way.

Directions: I-575 North to Exit #20 (Riverstone Parkway). Head West on Riverstone Parkway. Turn Right on GA Hwy 140 W toward Waleska. Proceed through Waleska and past Reinhardt University, continuing West on Hwy. 140. Turn Right on Garland Mountain Trail. Property is accessed from farm gate on left just before (south of) the intersection of Garland Mountain Trail and Garland Mountain Way.

Zoning: AG (Agricultural). This zoning classification permits lots of 2-5 acres and larger, depending on internal road width, surface material, etc.

Utilities: Electricity, Well Water available

Schools: R.M. Moore Elementary, Teasley Middle, Cherokee High School

Remarks: About 2/3 of tract bounded by Cherokee County's Garland Mountain Horse & Hiking Trails; your beautiful mountain views are protected from development (<http://www.crpa.net/parks/garland-mountain-horse-hiking-trails/>). A couple miles away is the famous Garland Mountain Sporting Clays and Grill (<http://garlandmountain.com/>).

This is a heavily forested property, mixed Natural Pine and Hardwood, merchantable-to-mature stands. Excellent timber value. Timber inventory available upon request.

Two creeks cross the property creating potential for pond or lake impoundment. Terrific deer, turkey, etc. hunting tract.

This is Equestrian heaven! Ideal for a Private Estate, or Family Compound, or terrific investment property (future residential development potential).

Price: \$600,000 or \$2745 per Acre

Mark Barnett 404-271-2573 or 334-279-6311

Associate Broker markbarnett@truesouth.com

GA/AL Registered Forester or fallineforestry@gmail.com

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions. Offering is subject to prior sale, change or withdrawal without notice.

AGENT INFO

Mark Barnett

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FACT SHEET

Status:	For Sale
Near:	Waleska, Reinhardt University, Canton, Alpharetta, Roswell, Cartersville, Marietta, Jasper
Acres:	218.61 Acres
Road Access:	Deeded Easement
Easement:	Deeded Easement
Power:	Electricity Available
Public Water:	No. Well Water.
Terrain:	Rolling
Surface Water:	Two year-round Creeks
Improvements:	Woods road network