

Auction

SELLING ON SITE IN 1 TRACT
ACCESS FROM UPPER
HIGHTOWER ROAD
COUNTY WATER

98±ACRES

& RUSTIC CABIN ADJACENT TO THE
CHATTAHOOCHEE NATIONAL FOREST

Saturday, September 8th, 1:00 pm
HIAWASSEE, TOWNS COUNTY, GA

8078 Upper
Hightower Road



FOR MAPS OR ADDITIONAL INFORMATION,
PLEASE VISIT OUR WEBSITE OR CALL US BY NAME

DEMPSEYAUCTION.COM

800-DEMPSEY



GAL #113

Google Earth

Directions: From Hiawassee, take Highway #76 East to Upper Hightower Road, turn left and proceed to property on right. From Clayton, take Highway #76 West to Upper Hightower Road, turn right and proceed to property on right. Dempsey signs and arrows mark the way.

- 98± Acres Selling in 1 Tract
- Abundant Wildlife including Deer and Turkey
- Access from Upper Hightower Road
- Incredible View of the Surrounding Mountains and Lush Valley
- Bold Stand of Natural Hardwoods
- Incredible Interior Road System

This property is adjacent to the Chattahoochee National Forest offering hunting, hiking, ATV Trails and all the amenities of outdoor living. This tract, being centrally located between Hiawassee and Clayton and a just a short distance off the Zell Miller Parkway. With the gentle topography, mountain views and easy access; this tract lends itself to recreation, gentleman farming, homesteading and all outdoor activity. Do not miss the opportunity to buy this unbelievable tract at the Right Price—Your Price!!

Real Estate Terms: 10% buyers premium. 10% buyers premium. 10% down sale day, balance due at closing. All sales to close on or before 30 days from sale date — **NO EXCEPTIONS.** All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed, 2018. For compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period for assessment of possible lead-based paint hazards. Inspection period will be the ten days prior to auction date. Contact our office for precise surveys. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure. .





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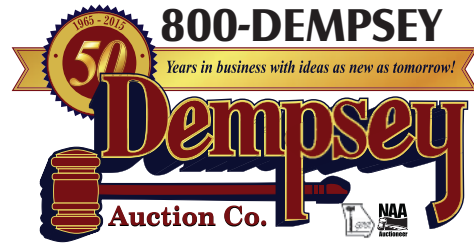
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SELLING ON SITE IN 1 TRACT**



Ray Dempsey | Lou Dempsey | GAL #113
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Office 706-291-0746 • Fax 706-291-2984

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