

FOR SALE

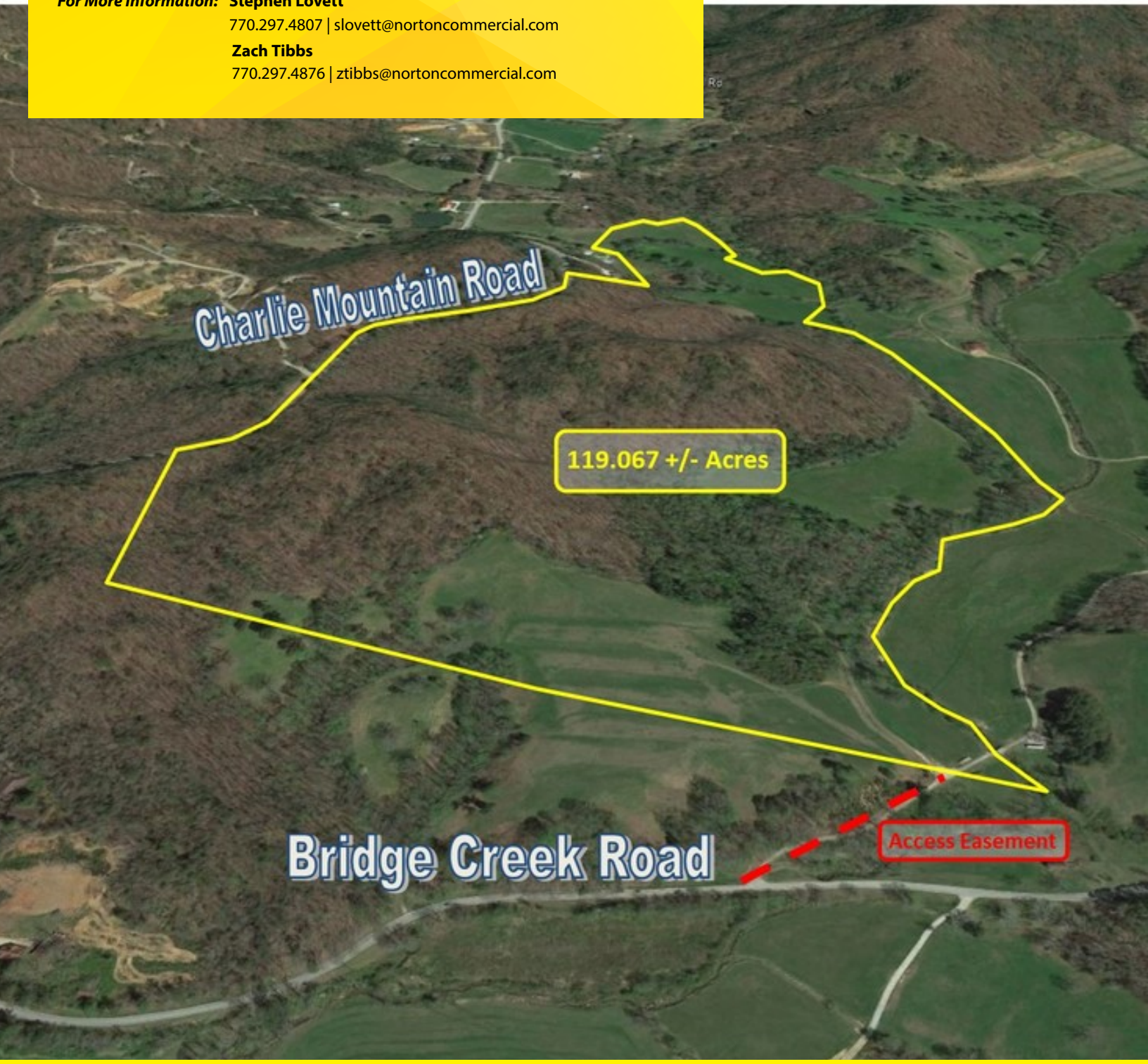
119.067 +/- Acres - Charlie Mountain Road, Rabun County
Charlie Mountain Road, Tiger, GA 30576

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial
434 Green Street
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NORTON

EXECUTIVE SUMMARY

119.067 +/- Acres - Charlie Mountain Road, Rabun County

CHARLIE MOUNTAIN ROAD, TIGER, GA 30576



OFFERING SUMMARY

Sale Price: \$799,900

Price / Acre: \$6,718

Lot Size: 119.067 Acres

Zoning: AG

PROPERTY OVERVIEW

This bank-owned 119.067 +/- acre tract is perfect for recreational or agricultural uses serving the Lake Burton tourism market. The topography is gently rolling and backs up to the meandering Bridge Creek, a tributary of Lake Burton. The property includes about 25 acres of pasture land on the back end of the property. There is 2,000 feet of road frontage on Charlie Mountain Road. There is a road system throughout the property making it easy to traverse. There is also access on the south end of the property via an easement connecting the property to Bridge Creek Road. The property is zoned AG.

LOCATION OVERVIEW

This property is just over a mile from the luxurious destination Lake Burton. The average home price on Lake Burton is \$432,143. There is potential to use this property to serve those homeowners and visitors. The tourism industry of Lake Burton is booming and in 2017 the AJC found Burton as the #1 lake in Georgia surpassing both Lake Lanier and Lake Oconee. This is the last privately held large acre property this close to Lake Burton.

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ADDITIONAL PHOTOS

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Pasture 1



Pasture 2



Road System



Creek Running Along Back of the Property

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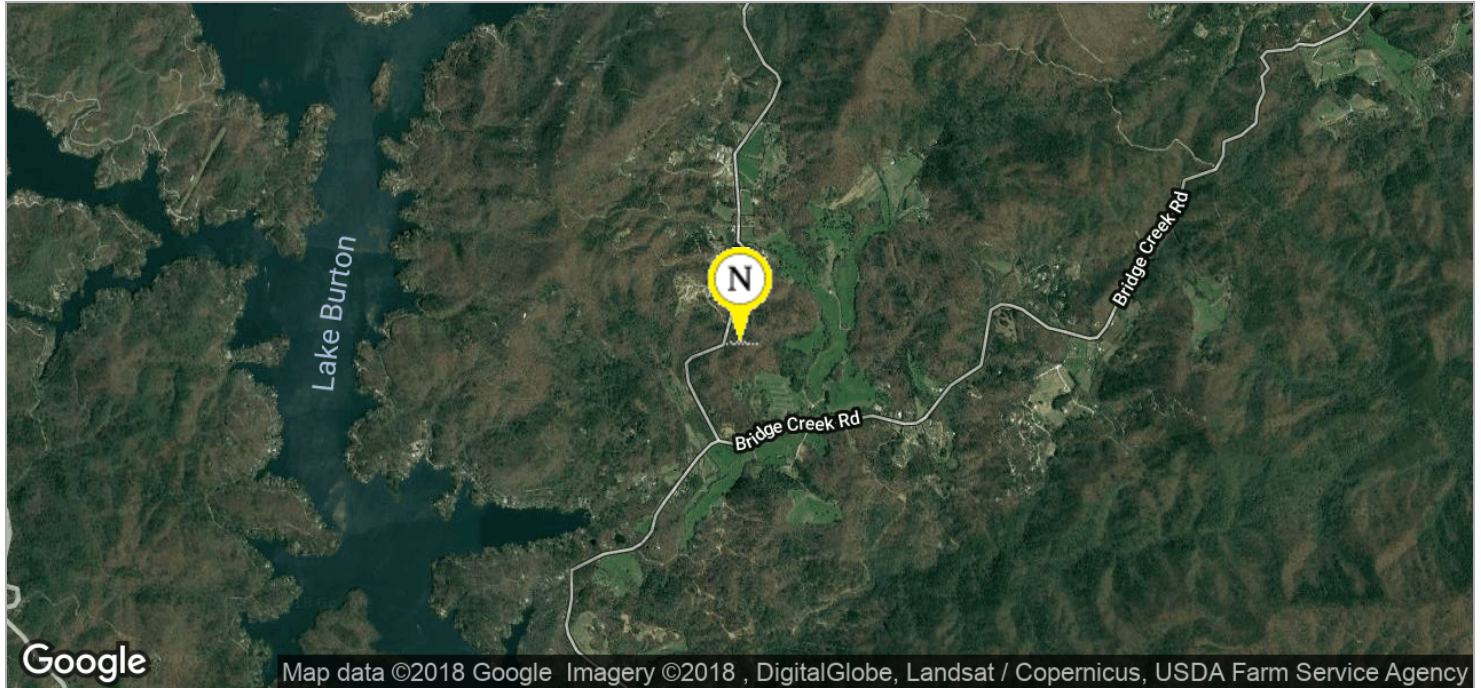
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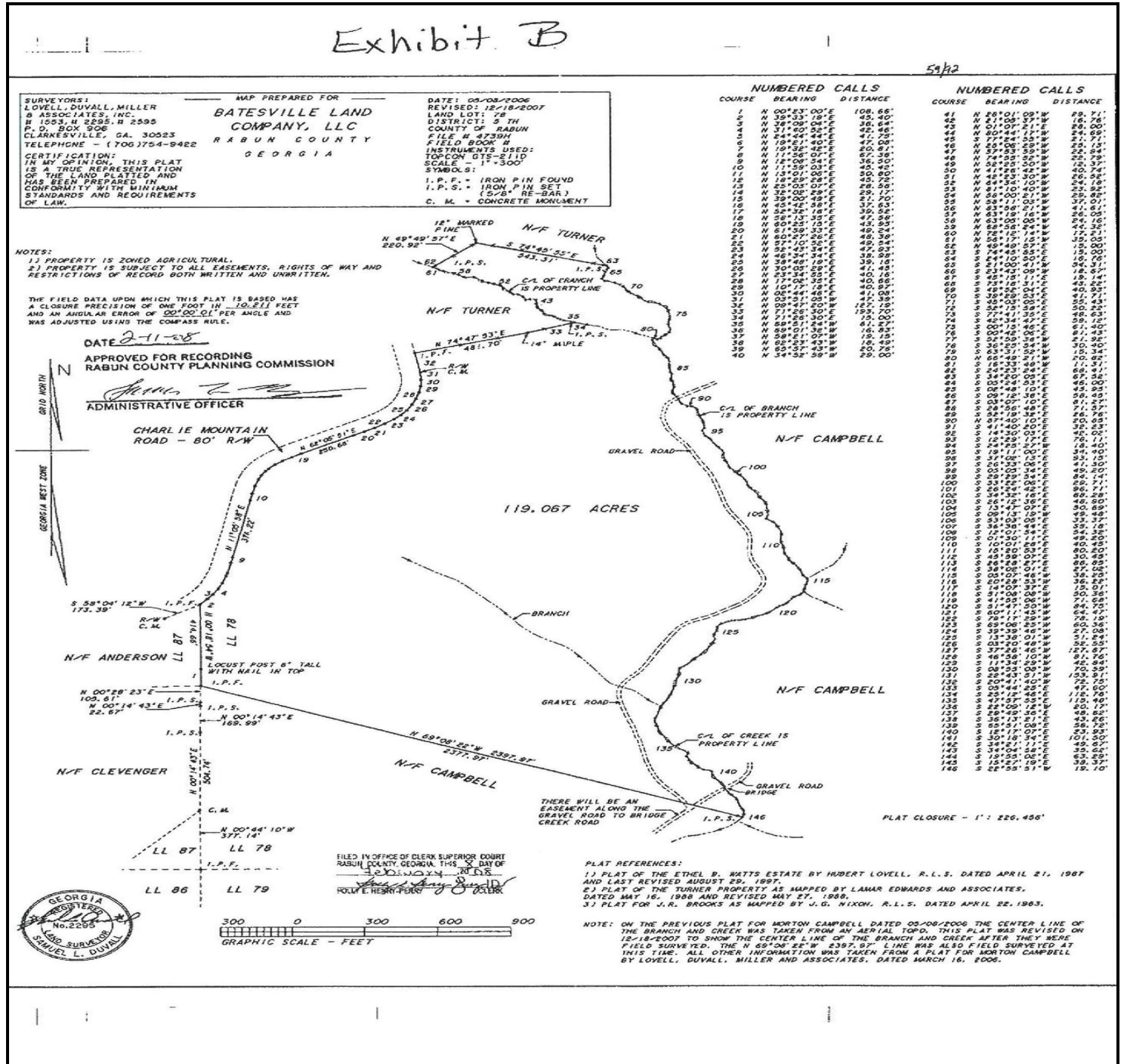
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