

FOR SALE

Chattahoochee River Front Estate Property - 221.26 +/- Acres

0 Heads Ferry Road , Cornelia, GA 30531

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Wade Rhodes

706.968.8335 | wrhodes@nortoncommercial.com

Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

Chattahoochee River Front Estate Property - 221.26 +/- Acres

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OFFERING SUMMARY

Sale Price: \$1,890,000

Price / Acre: \$8,542

Chattahoochee River Frontage: +/- 5,800'

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this beautiful riverfront acreage tract in southwest Habersham County, GA. This is the perfect recreational or gentleman's estate tract with multiple serene homesites and over a mile of Chattahoochee River frontage. The offering consists of roughly 221 acres, mostly wooded and rolling land along with an excellent internal road system making it easy to traverse most of the property by an all-terrain vehicle. There is a total of +/- 5,800' of frontage on the scenic Chattahoochee River which includes a roughly 2-acre private island known as Crow Island surrounded by the river. **MUST SEE!** Currently Zoned A. Electricity, Cable, Telephone all available. So much value with tremendous long term potential with growth along Hwy 365 / I-985.

LOCATION OVERVIEW

Lot Size: 221.26 Acres

Zoning: LI - Low Intensity

Nestled in the foothills of the Blue Ridge mountains, on the Chattahoochee River, this one-of-a-kind property is located at the border of Habersham and Hall Counties. Property has easy access to Cornelia and Gainesville and is a quick hour drive from almost anywhere in Metro Atlanta. Site is less than 5 miles from Hwy 365 / I-985 corridor which is seeing tremendous growth year over year. The announcement of the Gainesville Inland Port along with major expansions from Kubota's existing footprint along Highway 365.

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ADDITIONAL PHOTOS

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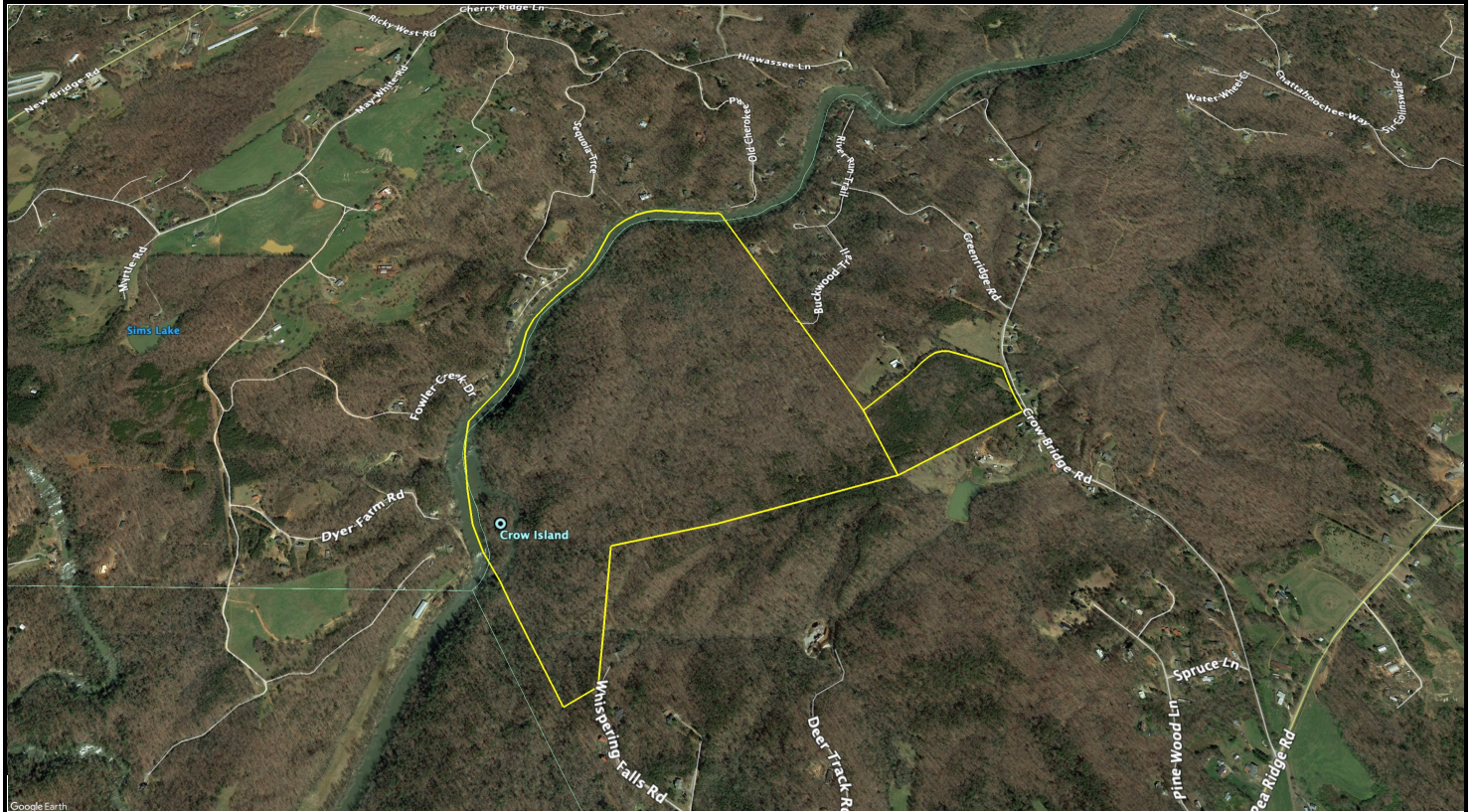
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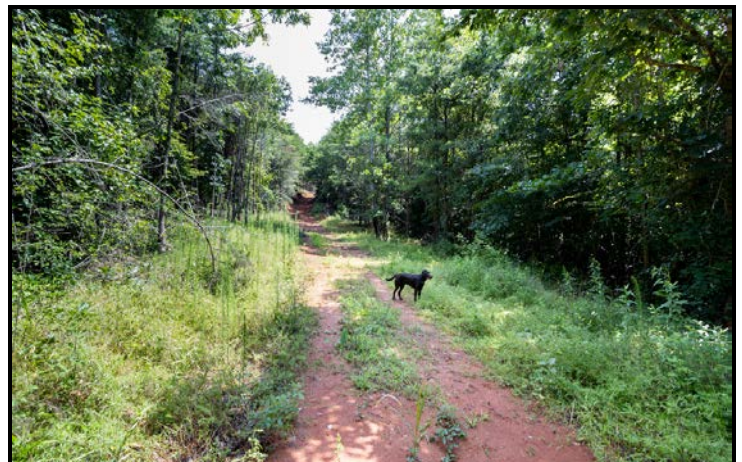
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LOCATION MAP

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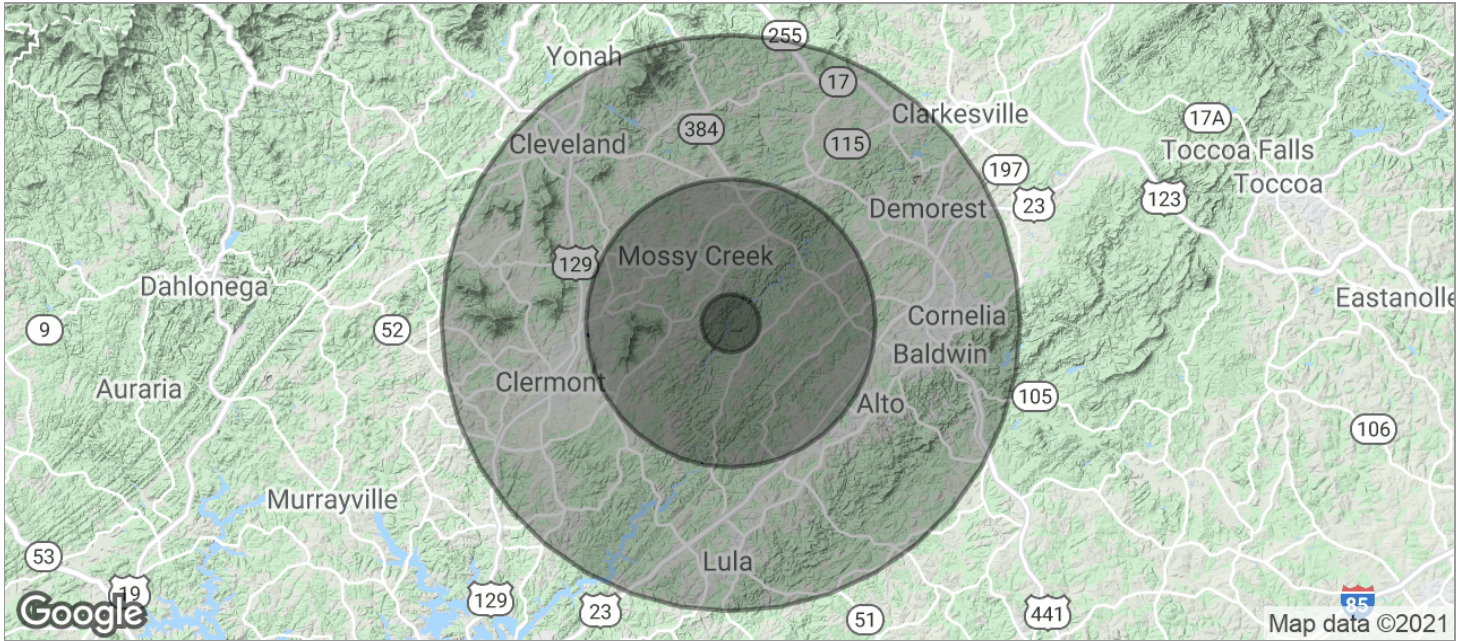
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	667	16,233	58,915
MEDIAN AGE	36.2	36.5	36.3
MEDIAN AGE (MALE)	32.8	34.3	35.5
MEDIAN AGE (FEMALE)	38.8	38.9	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	258	5,967	21,849
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$55,578	\$56,588	\$55,675
AVERAGE HOUSE VALUE	\$138,544	\$147,846	\$179,236

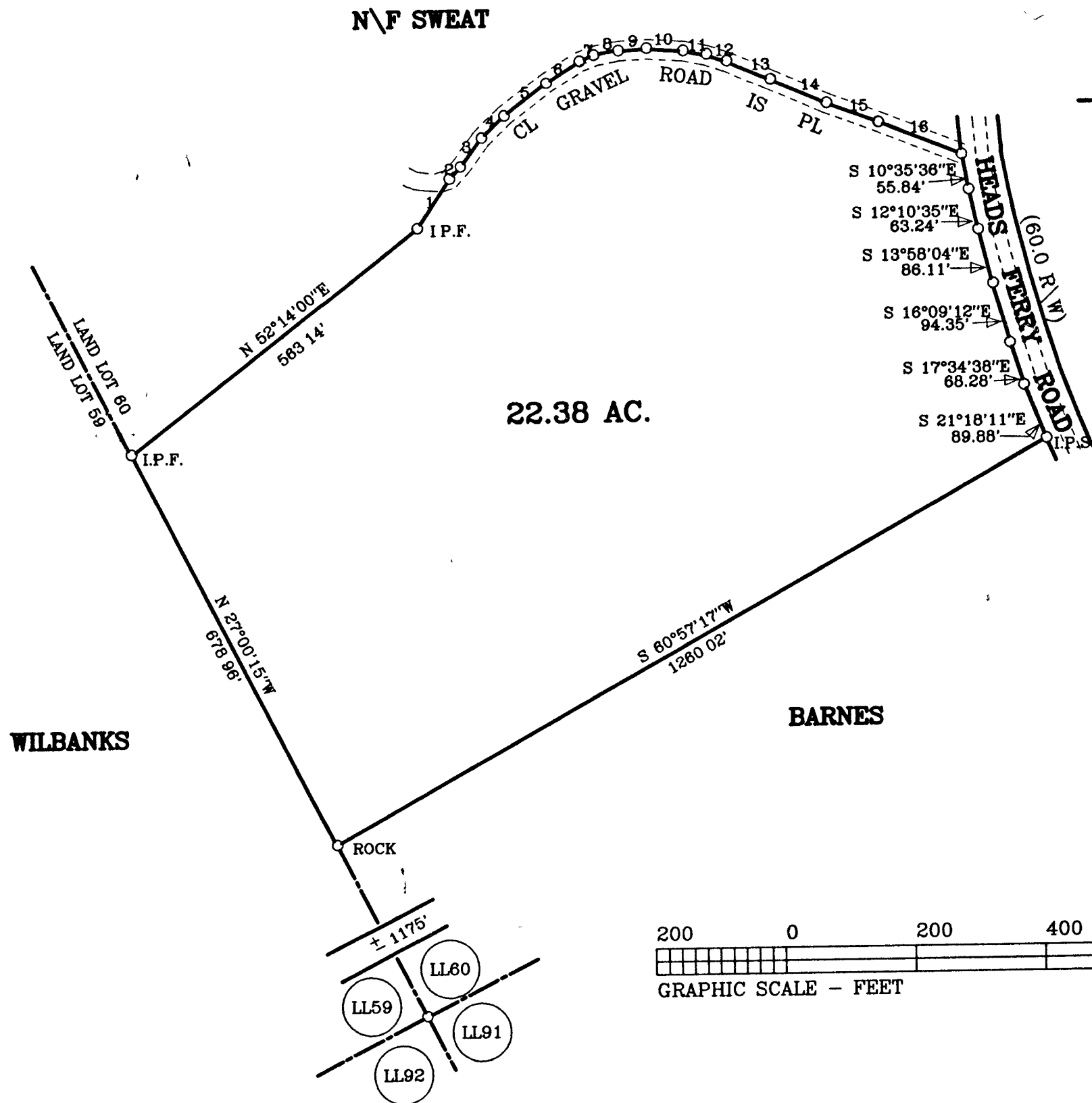
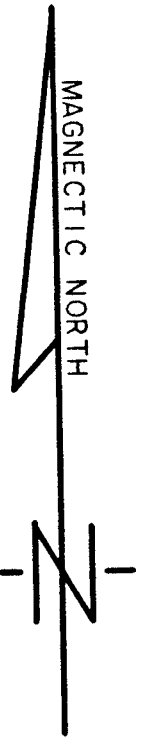
* Demographic data derived from 2010 US Census

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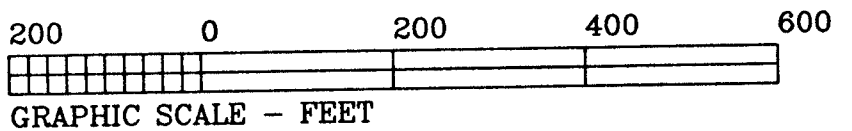
LEGEND:

I.P.F. IRON PIN FOUND
I.P.S. IRON PIN SET (1/2" REBAR)
LL LAND LOT
LLL LAND LOT LINE
N/F NOW OR FORMERLY
R/W RIGHT OF WAY
--P--P-- POWERLINE
--X--X-- FENCE
CL CENTERLINE
AC. ACRES

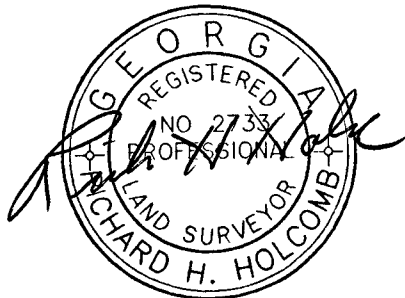
COURSE	BEARING	DISTANCE
1	N 33°30'44"E	91.36'
2	N 43°29'34"E	25.24'
3	N 36°53'43"E	54.39'
4	N 46°16'22"E	48.89'
5	N 52°54'29"E	82.79'
6	N 58°11'51"E	61.57'
7	N 70°07'32"E	25.49'
8	N 79°32'28"E	37.30'
9	N 87°19'09"E	42.75'
10	S 85°54'09"E	57.22'
11	S 78°28'27"E	35.53'
12	S 71°39'26"E	33.38'
13	S 66°43'01"E	73.07'
14	S 65°58'12"E	93.48'
15	S 69°30'58"E	84.70'
16	S 68°05'28"E	138.01'



22.38 AC.



SURVEY FOR:
C.P. WILBANKS JR.



LOCATED IN:
LAND LOT 60 10TH. DISTRICT
HABERSHAM COUNTY GEORGIA
DATE. 10-25-98
FILE=

INSTRUMENT USED: NIKON DTM A20LG

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 140.212 FEET

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE FOOT
IN 41,942 FEET, AND AN ANGULAR ERROR OF 0.00 03
PER ANGLE POINT, AND WAS ADJUSTED USING
COMPASS RULE.

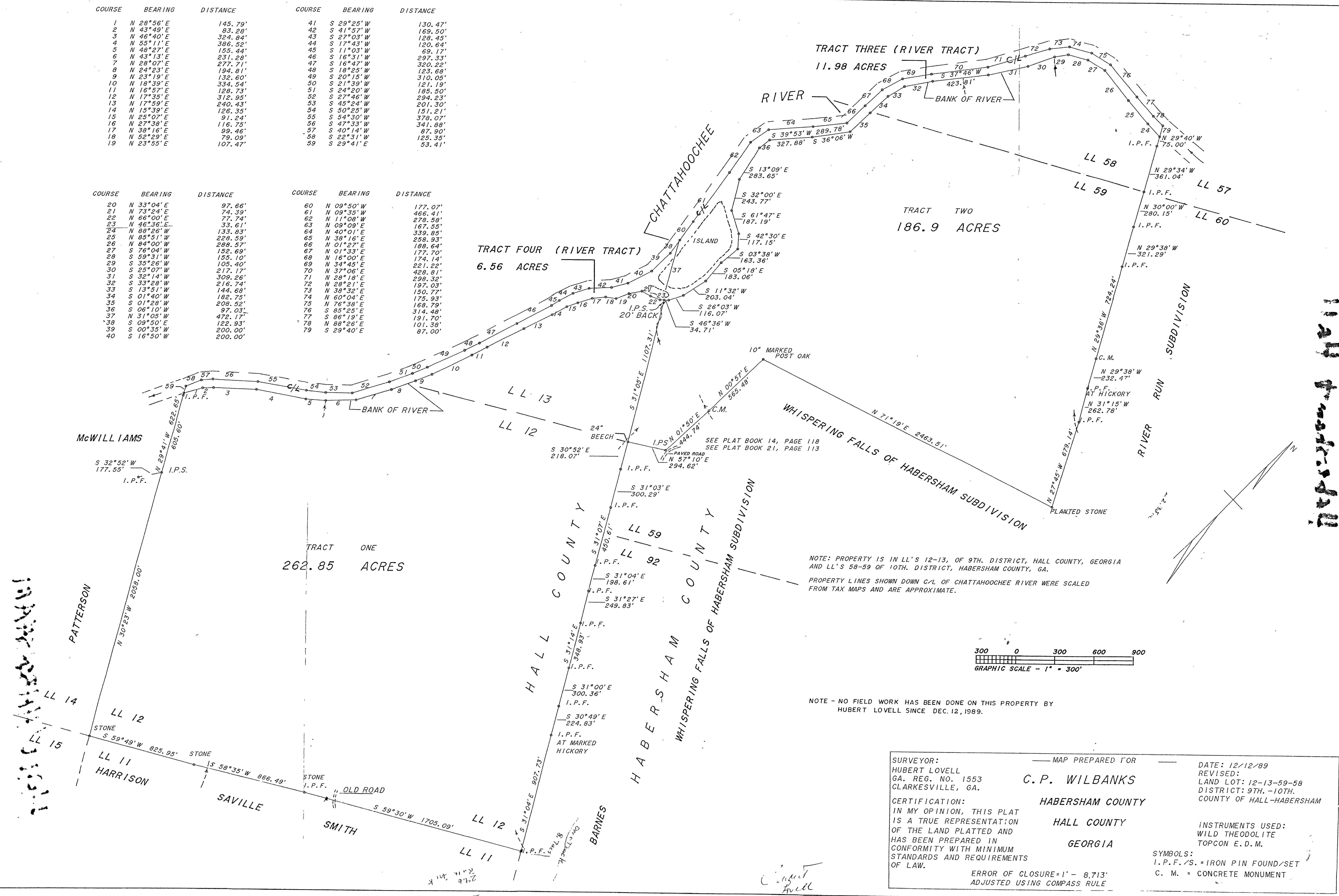
I HEREBY CERTIFY THAT I HAVE SUPERVISED THE
SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID
SURVEY, AND THE SAME IS TRUE AND CORRECT
USING THE LATEST RECORDED DEEDS AND RECORDS
TO THE BEST OF MY KNOWLEDGE AND BELIEF

HOLCOMB SURVEYING INC.
216 CARPENTERS COVE LN. SUITE E
CORNELIA GA, 30531
706-778-6495
706-778-6580 FAX

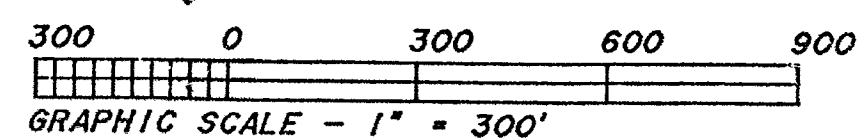
Richard H. Holcomb

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 28°56'E	145.79'	41	S 29°25'W	130.47'
2	N 43°49'E	83.28'	42	S 41°57'W	169.50'
3	N 46°40'E	324.84'	43	S 27°03'W	128.45'
4	N 55°11'E	386.52'	44	S 17°43'W	120.64'
5	N 48°27'E	155.44'	45	S 11°03'W	69.17'
6	N 43°13'E	231.28'	46	S 16°31'W	297.33'
7	N 28°07'E	277.71'	47	S 16°47'W	320.22'
8	N 24°23'E	194.81'	48	S 18°25'W	123.68'
9	N 23°19'E	132.60'	49	S 20°15'W	310.05'
10	N 18°39'E	334.54'	50	S 21°39'W	121.19'
11	N 16°57'E	128.73'	51	S 24°20'W	185.50'
12	N 17°35'E	312.95'	52	S 27°46'W	294.23'
13	N 17°59'E	240.43'	53	S 45°24'W	201.30'
14	N 15°39'E	126.35'	54	S 50°25'W	151.21'
15	N 25°07'E	91.24'	55	S 54°30'W	378.07'
16	N 27°38'E	116.75'	56	S 47°33'W	341.88'
17	N 38°16'E	99.46'	57	S 40°14'W	87.90'
18	N 52°29'E	79.09'	58	S 22°31'W	125.35'
19	N 23°55'E	107.47'	59	S 29°41'E	53.41'

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
20	N 33°04'E	97.66'	60	N 09°50'W	177.07'
21	N 73°24'E	74.39'	61	N 09°35'W	466.41'
22	N 66°00'E	77.74'	62	N 11°08'W	279.58'
23	N 46°36'E	33.61'	63	N 09°09'E	167.55'
24	N 88°26'W	133.83'	64	N 40°01'E	339.85'
25	N 85°51'W	228.59'	65	N 38°16'E	258.93'
26	N 84°00'W	288.57'	66	N 01°27'E	188.64'
27	S 76°04'W	152.69'	67	N 01°33'E	177.70'
28	S 59°31'W	155.10'	68	N 16°00'E	429.81'
29	S 35°26'W	105.40'	69	N 34°45'E	221.22'
30	S 25°07'W	217.17'	70	N 37°06'E	298.32'
31	S 32°14'W	309.26'	71	N 28°18'E	197.03'
32	S 33°28'W	216.74'	72	N 28°21'E	150.77'
33	S 13°51'W	144.68'	73	N 38°32'E	175.93'
34	S 01°40'W	208.52'	74	N 60°04'E	168.79'
35	S 01°28'W	97.03'	75	N 76°38'E	191.70'
36	S 06°10'W	472.17'	76	S 85°25'E	101.58'
37	N 31°05'E	122.93'	77	S 86°19'E	87.00'
38	S 09°50'E	200.00'	78	N 88°26'E	
39	S 00°35'W	200.00'	79	S 29°40'E	
40	S 16°50'W	200.00'			



NOTE: PROPERTY IS IN LL'S 12-13, OF 9TH. DISTRICT, HALL COUNTY, GEORGIA AND LL'S 58-59 OF 10TH. DISTRICT, HABERSHAM COUNTY, GA.
 PROPERTY LINES SHOWN DOWN C/L OF CHATTAHOOCHEE RIVER WERE SCALED FROM TAX MAPS AND ARE APPROXIMATE.



NOTE - NO FIELD WORK HAS BEEN DONE ON THIS PROPERTY BY HUBERT LOVELL SINCE DEC. 12, 1989.

SURVEYOR: HUBERT LOVELL GA. REG. NO. 1553 CLARKESVILLE, GA.	MAP PREPARED FOR C.P. WILBANKS HABERSHAM COUNTY HALL COUNTY GEORGIA		DATE: 12/12/89 REVISED: LAND LOT: 12-13-59-58 DISTRICT: 9TH.-10TH. COUNTY OF HALL-HABERSHAM
	CERTIFICATION: IN MY OPINION, THIS PLAT IS A TRUE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.		
ERROR OF CLOSURE=1'- 8.713' ADJUSTED USING COMPASS RULE		INSTRUMENTS USED: WILD THEODOLITE TOPCON E.D.M. SYMBOLS: I.P.F./S. = IRON PIN FOUND/SET C. M. = CONCRETE MONUMENT	