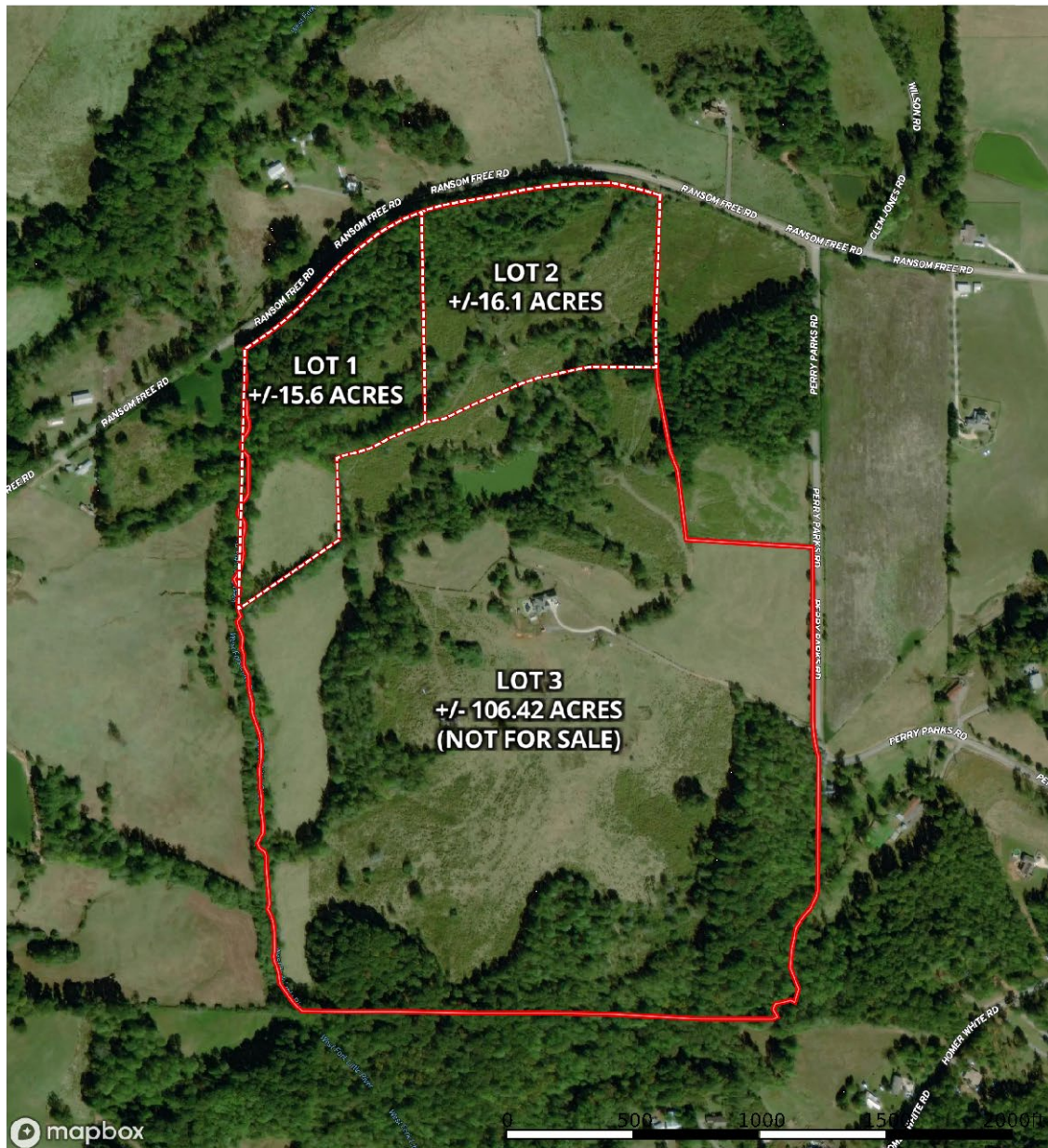


Ransom Free Road Mini-Farm Lots 1,2 Clermont, GA 30527

Updated Parks Map 17 Acre Split
Hall County, Georgia, 17 AC +/-



Boundary Boundary

Nathan Hunt
P. (478) 954-1149
todd.timber@gmail.com
404 Church Street Macon, Georgia 31217

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

About The Property:

These 2 Lots have a great layout for an awesome homesite on 17 beautiful Acres. With a mixture of pastureland and beautiful hardwood road frontage, these lots are perfect for a nice ranch style farm home. Another great amenity to this location, is the potential front porch view of Wauka Mountain. These lots are setup with old homesites that were on the property back in the day and have a great layout for a mini-farm. Each lot house its own unique advantage to having a great homesite in a beautiful location. All lots are not surveyed so acreage is available for adjustment.

Location:

- 8 Minutes to Downtown Clermont
- 17 Minutes to Downtown Cleveland
- 20 Minutes to Downtown Dahlonega
- 20 Minutes to North Georgia Premium Outlets
- 25 Minutes to Downtown Gainesville
- 30 Minutes to Heart of Lake Lanier
- 1 Hour and 15 Minutes to Downtown Atlanta
- 1 Hour and 20 Minutes to Downtown Blue Ridge

Lots

1. Lot 1 +/- 15.6 Acres \$390,000 (\$25,000 PER ACRE)

- a. Lot 1 is our Premier Lot with around 1,000 feet of frontage on the beautiful West Fork Little River. This is a great lot with a great potential homesite in pasture overlooking the river. 900 Ft of road frontage on Ransom Free Road with a great view of Wauka Mountain off your front porch.

2. Lot 2 +/- 16.2 Acres \$364,500 (\$22,500 PER ACRE)

- a. Lot 2 is a great lot with around 950 Ft of road frontage on Ransom Free Road with a beautiful hardwood entrance into a potential homesite in pasture. The pasture takes up to around 10 Acres with great hardwood timber towards the front of the tract. This tract also houses the best view of Wauka Mountain and has an old small pond site on the back side of the proposed property line.

Restrictions by Seller

- Cattle Fencing must be placed on southern border of property boundary as owner of southern parcel own cattle.
- Homes built must be stick-built and no less than 1000 Sq Feet.
- All homes or temporary homes must be approved by Hall County.
- Property will be sold SUBJECT TO an existing Conservation Use Valuation Assessment (“CUVA”).

Contact Information

- Surveyor – London Land Surveyor (706)-865-0749
- Septic – North Georgia Environmental Services (706)-219-1636
 - Trinity Septic Services (770)-318-6389
- Well – C&S Well Pump Services (770)-540-9657