

"Hollman Hollow Farms" is a 38.6 acre parcel located in unincorporated Rabun County with 3/4 mile abutting National Forest Service. Elevations range from approximately 2000 up to 2700 feet. The NFS land behind the property is not easily accessed by the general public and the location is private. Paved road access less than 8 miles from town.

Boundaries	The frontage along National Forest Service land is along the northern and eastern boundaries. The western border is a creek that separates our property from the neighbor's 48 acre property. There is a short southern boundary which fronts Blue Ridge Gap Road and there is a small corner of the SE corner that is a neighbor's parcel.
The Homestead	The homestead area and buildings are all located between the knoll, the meadow and the ridge.
The Creek	The primary / year round creek meanders along the western boundary (property line is center of the creek). There are several small waterfalls. The creek continues past the 1700 +/- linear feet of property boundry into the National Forest. The creek has a plentiful amount of quartz and very small amounts of garnets, crystals and amethyst. There are small springs in various areas.
The Meadow	Upon first entering the driveway you will see a green meadow which covers several acres. There is an old grape arbor, blueberry bushes, terraced vegetation levels, a meandering creek along the western side, pond, and relatively flat land stretching along the creek to the rear of the property. The residence is just up the hill from the meadow and has excellent meadow views.
The Ponds	The primary pond can be fed from an underground pipe which runs approximately 1000 feet up the primary boundary stream, providing sufficient elevation for a good waterfall at the pond and healthy oxygenation for stocked fish. There is also a 2nd very small water collection pond which is fed through land runoff and minimal flow/small springs.
The Knoll	Many years ago we had an old timer visit the property, and he exclaimed: "Your living in the stable!". Apparently the main homestead used to be on the knoll, a grassy raised patch of land that fronts the entry road and has it's own driveway. There are still foundation stones buried in this area from the old homestead!
The Ridge	The majority of the property is relatively steep land that forms the left/west side of the ridge which you can see in the elevation maps and 3D model. The property boundary is the spine of the ridge with National Forest located on the opposite side of the ridge. There are multiple good homesite locations throughout this area.
On-property Roads	The primary driveways are gravel and there is an open parking area near the cabin. Once you pass the barn there is a secondary parking area and stilt barn. Beyond the 2nd / stilt barn the maintained driveway gives way to a minimally maintained road system (marked in brown on the 3d map). The road wraps through the property with a fork that runs up to the northeast elevated ridge section. This ridge section is somewhat flat and would make an excellent new homesite with good mountain views. There is a western fork which runs along the creek and there are a total of 3 levels of various access roads.
Trees and Plants	Over the years the owners have grown small gardens surrounding the cabin and down in the meadow. The forest has many old growth trees including maple, sassafras, poplar, white pine, yellow pine, blackjack, hickory, sourwood, holly, white oak, red oak and black walnut. They also planted a fair amount of medicinal plants (lady slippers black cohosh, golden seal, ginseng, mushrooms) and actively wildcrafted the land for many years. Lately, they have been more focussed on a smaller vegetable garden and hops.