

2594 Blue Ridge Gap Road

Call AJ Hollman for info or appointments 561-301-3750

Hollman Hollow Farms is a 38.6 acre parcel located in unincorporated Rabun County Georgia. National Forest borders approx. ¾ miles of the property north and east. Elevations range from about 2000 to 2500 feet. The NFS land is not easily accessed by the public and the location is private but has paved road access.

The western property boundary is the center of a year-round creek that separates the property from the neighbor's 48 acre parcel. The creek continues north approximately 1700 feet where it first emerges from NFS land to the north. The southern boundary is relatively short and fronts Blue Ridge Gap Rd. There is a small corner of the land that was divided off and is a neighbor's property in the southeast corner.

The home is a 1975 build, one story, tin roof, 2 bedroom (3rd bedroom has been converted to den adjoining main bedroom), 2 bath, with large covered porch. The home features updated windows, wood floors & ceilings in great room, central air & heat, wood stove heat, built in generator, distant creek views and panoramic forest views.

There is a tall barn with concrete floor that is utilized as a workshop with car lift. A metal carport off the front of the barn provides covered parking. Behind the main barn is a large stilt barn. Some of the oversized beams were cut from timber on the property. The building is about 30' tall with a mezzanine level for storage. Currently this barn is used as parking for a front loader backhoe and other toys.

There is a lush meadow at the front of the property which covers several acres and has an old grape arbor, blueberry bushes, terraced vegetation levels, a meandering creek along the western side & pond area. There is relatively flat land stretching along the creek to the rear of the property. The residence is just up the hill from the meadow & has excellent meadow views. The main homestead used to be on the knoll, a grassy raised patch of land that fronts the entry road with it's own driveway. There are still old foundation stones buried in this area! The current homestead area and buildings are all located between the knoll, the meadow and the ridge.

The primary pond can be fed from an underground pipe which runs approximately 1000 feet up the main creek, providing sufficient elevation for a good waterfall at the pond and healthy oxygenation for stocked fish. There is a 2nd smaller water collection pond which is fed through land runoff and several small spring runoffs from around the property.

The majority of the property is relatively steep land that forms the left/west side of the ridge. The longest property boundary is the spine of the ridge with NFS land located on the opposite side. The rear/north of the property also backs NFS land from the top of the ridge in the east to the edge of the stream in the west. The owners have grown many types of vegetables in the area surrounding the cabin and meadow over the years. The forest has large old growth trees.

The owners actively wildcrafted the land for many years with medicinal plants in several areas. Current farming has been more focused on a smaller vegetable garden, greenhouse, and hops for brewing beer.

The driveways are gravel with additional parking areas for vehicles in front of and behind the barn. The well-maintained drive gives way to a less maintained road system behind the barns. The NFS frontage is the Chattahoochee National Forest with over 850,000 acres and 850 miles of recreational trails. The Carter Gap Shelter off the Appalachian Trail is approximately 5 miles north as the crow flies and could be directly hiked if desired, or the head of the trail is a very short drive away.

The cabin is less than 8 miles from Clayton, Dillard, and Lake Burton. The Tallulah River is 4 miles away. Many more photos and info are available on request. Popular local activities include white water rafting, scenic rivers & waterfalls, hiking, fishing, hunting and camping. Do not visit without an appointment!