

HIGHTOWER TRACT

PICKENS COUNTY, GA

708.5 +/- ACRES | TIMBER/RECREATIONAL LAND



MACALLAN
REAL ESTATE

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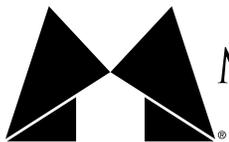
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SITE



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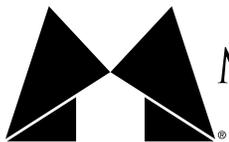
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OPPORTUNITY

Macallan Real Estate is pleased to present for sale the Hightower Tract, 708.5 acres of beautiful timber and recreational land in the Blue Ridge Mountains, just north of Jasper. One of the largest parcels in Pickens County, this property lies in the far Northwest corner of Pickens County and straddles Gilmer County on the North end.

The Hightower Tract offers over 1.5 miles of paved road frontage on Big Ridge Road and several potential homesites with long-range views. Multiple access points and a maintained trail system throughout provide easy access to even the most remote parts of the property. The rolling topography is covered with a mixture of upland pine plantations and hardwood bottoms. The timber has been meticulously managed and presents the opportunity for future timber revenues.



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PROPERTY FEATURES

- 708.5 +/- Acres
- Zoned Rural Residential in Pickens County
- Well Managed Timber Inventory
- Borders the Talking Rock Creek Resort
- Beautiful Rolling Topography
- Over 1.5 Miles of Paved Public Road Frontage
- Multiple Access Points
- Multiple Potential Homesites
- Fiber Internet Connectivity
- Long-Range Views
- Owner Will Subdivide

Asking Price: \$5,269,800 (\$7,348/Acre)



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ZONING

Pickens County (659.4 Acres):

- The property is zoned RR (Rural Residential) in Pickens County. Rural Residential districts are intended to provide low-density residential areas consisting of detached single-family dwellings. The minimum lot size allowed under RR zoning is 1.5 Acres.

Gilmer County (49.1 Acres):

- The property is Zoned R1 (Low-Density Residential) in Gilmer County. Low Density Residential districts are intended to provide areas dedicated to single-family detached residences and the creation of residential neighborhoods. The minimum lot size allowed under R1 zoning is 1.5 Acres.



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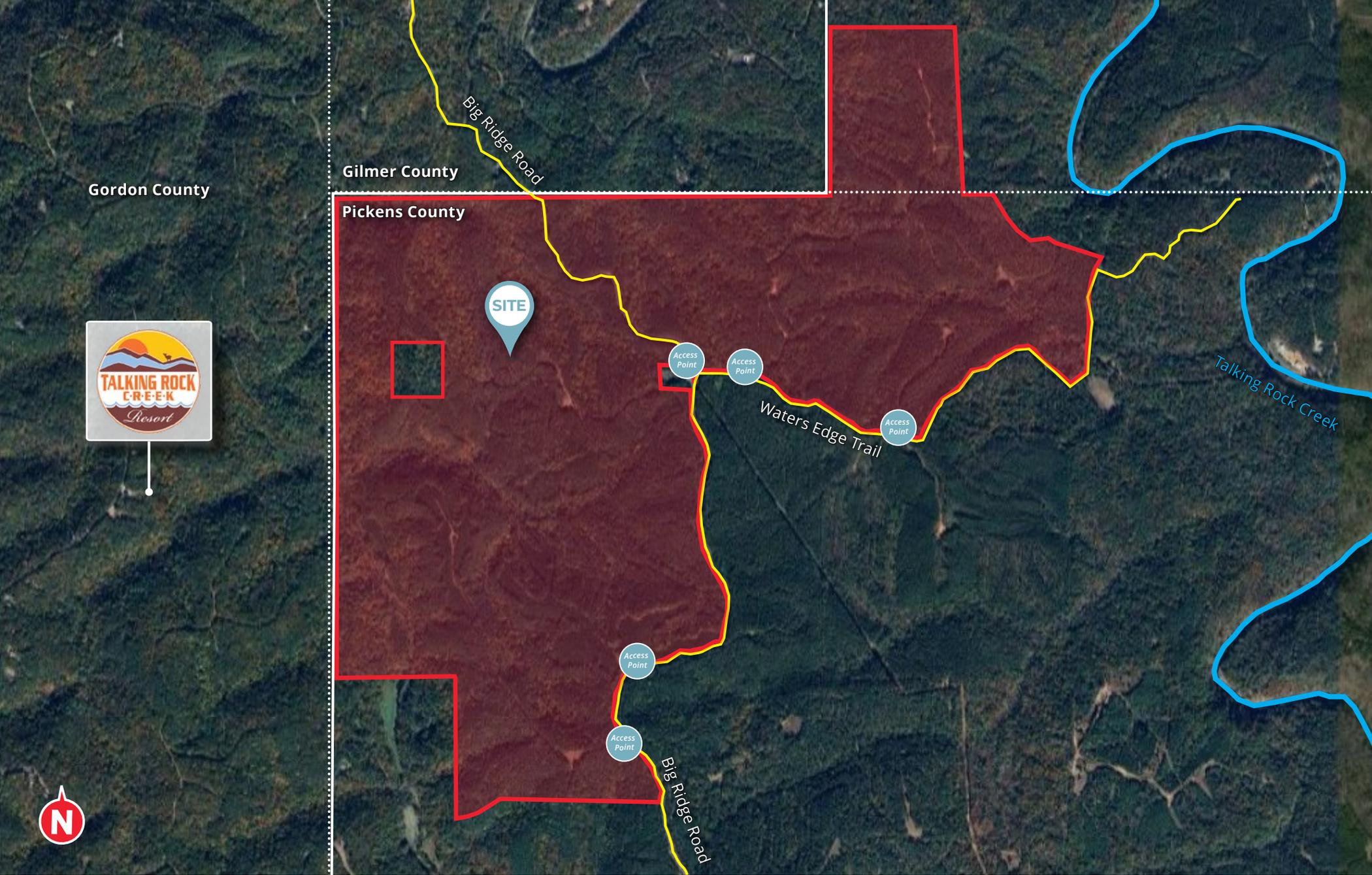
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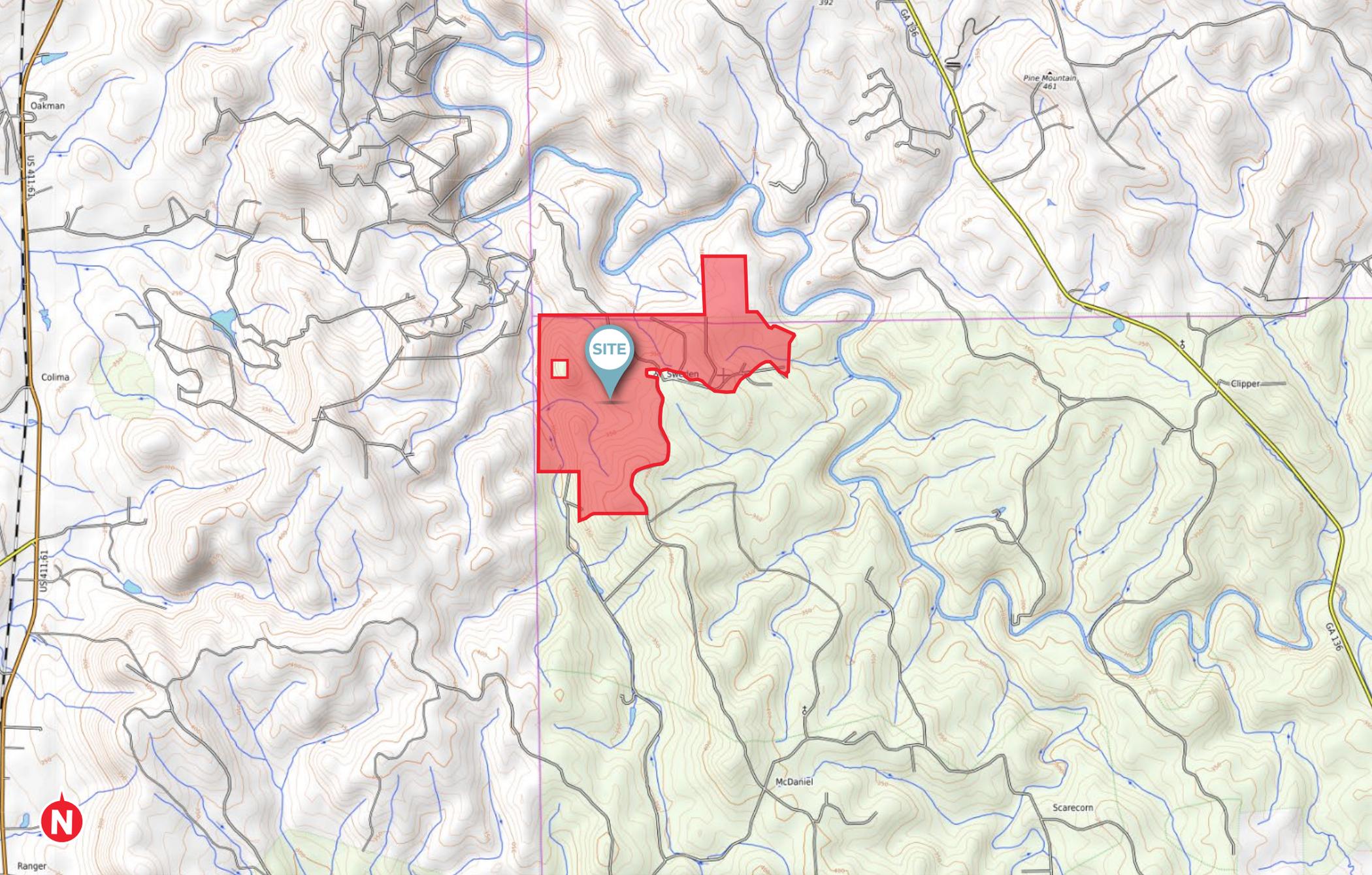
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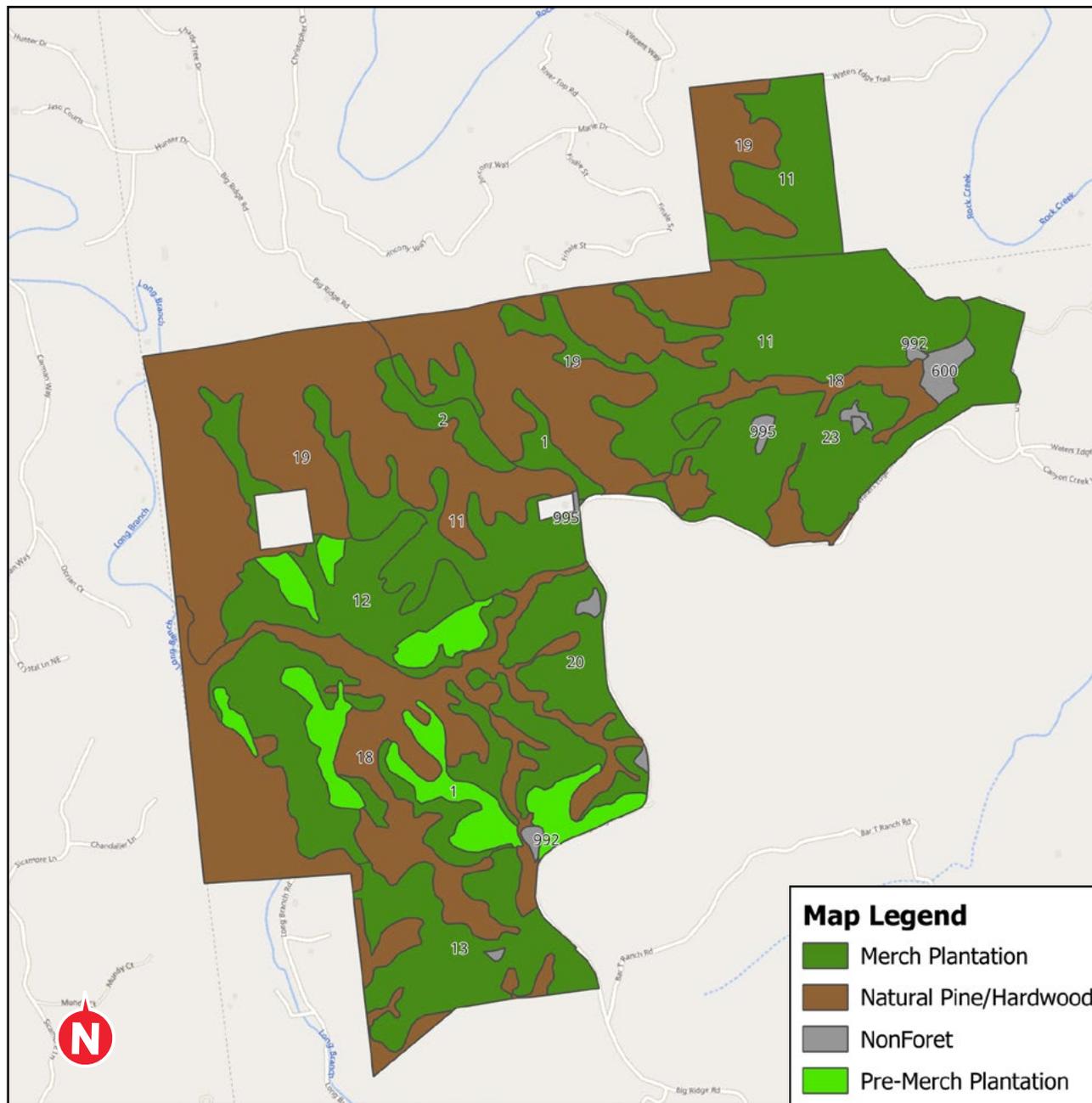
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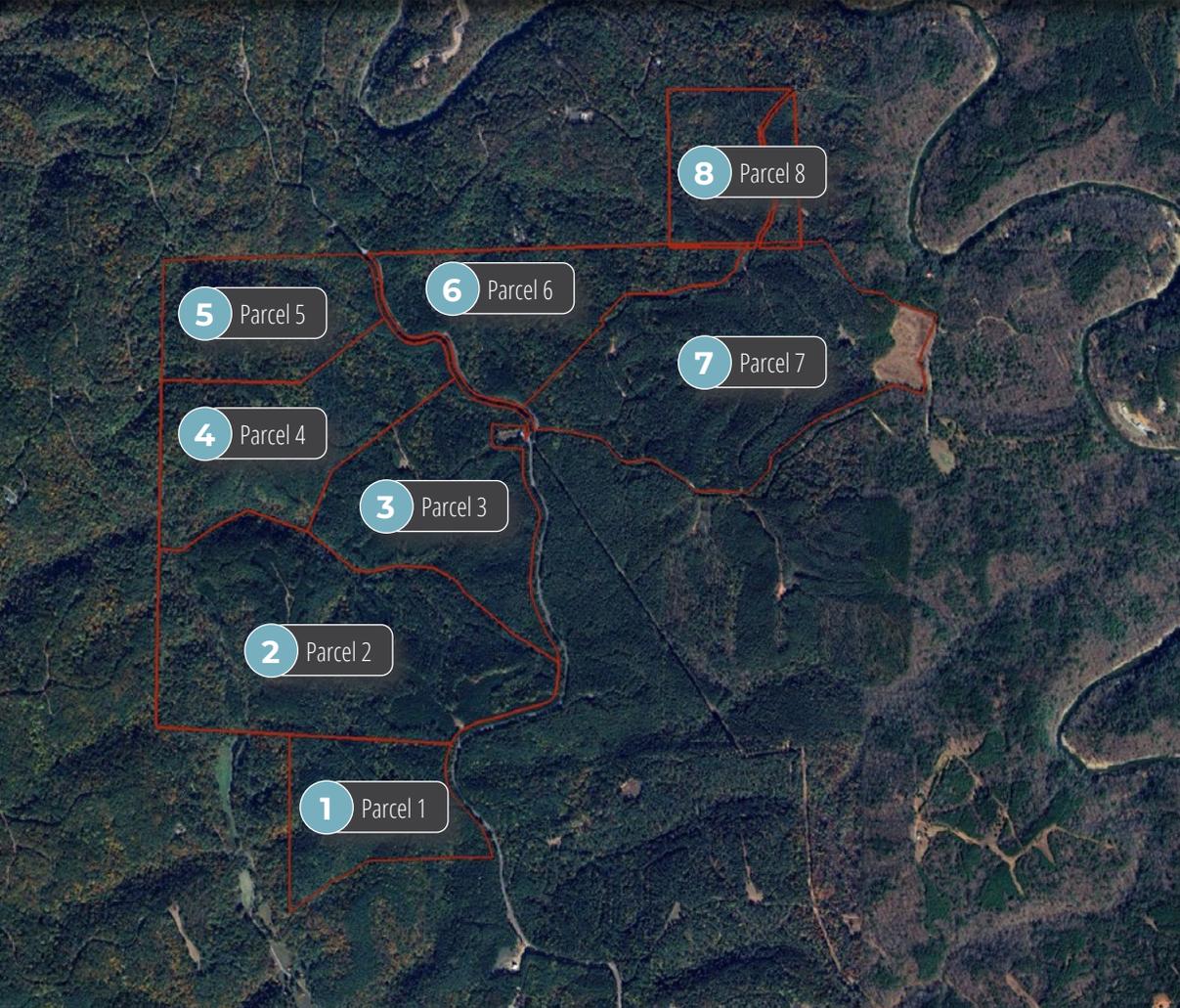
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PARCEL INFORMATION

Macallan Real Estate is pleased to present the Hightower Tract in eight parcels.

Please see parcel map and parcel information below.

PARCEL	ACRES	PRICE	PRICE/ACRE
1	55.8	\$474,300	\$8,500
2	159.1	\$1,193,250	\$7,500
3	84.1	\$630,750	\$7,500
4	80.7	\$564,900	\$7,000
5	59.4	\$386,100	\$6,500
6	76.9	\$576,750	\$7,500
7	143.4	\$1,075,500	\$7,500
8	49.1	\$368,250	\$7,500
TOTAL	708.5	\$5,269,800	\$7,438



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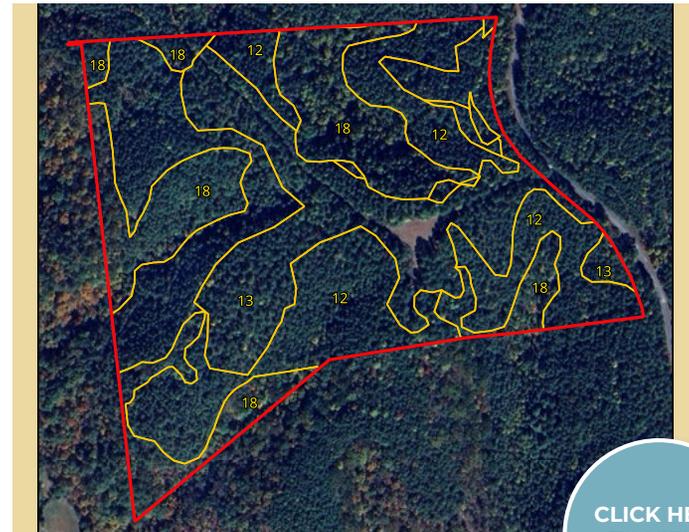
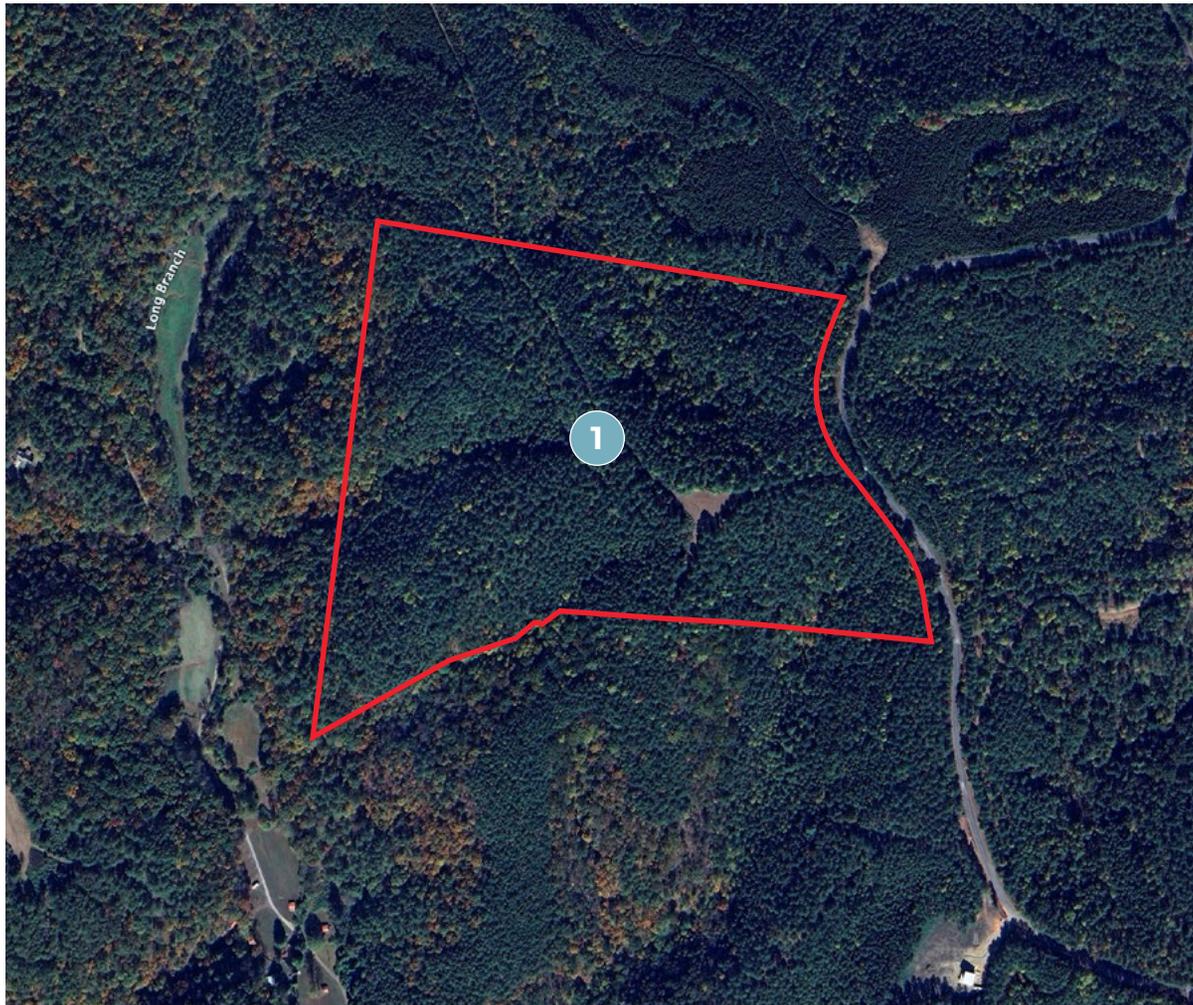
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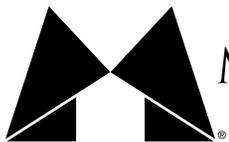


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PARCEL 1

- 55.8 +/- Acres
- Long-range views
- Partially cleared with excellent potential home sites
- Approximately 1,450' of paved frontage on Big Ridge Road
- Fiber internet connectivity

LIST PRICE: \$474,300 (\$8,500/Acre)



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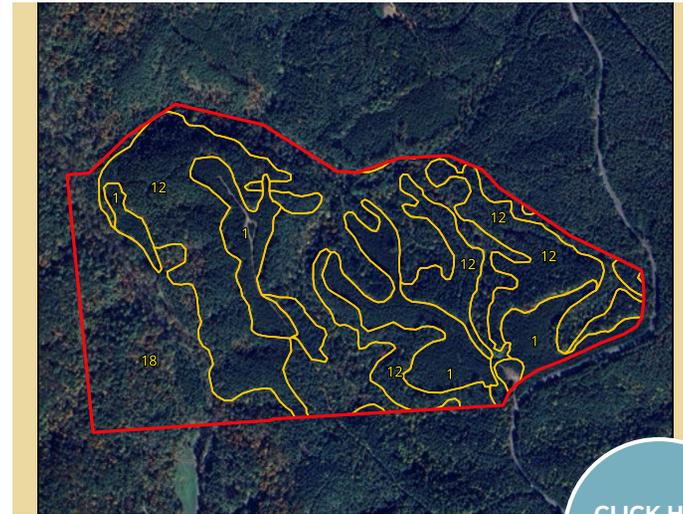
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PARCEL 2

- 159.1 +/- Acres
- Long-range views
- Partially cleared with multiple potential home sites
- Approximately 3,700' of paved road frontage on Big Ridge Road
- Established trail system
- Fiber internet connectivity

LIST PRICE: \$1,193,250 (\$7,500/Acre)



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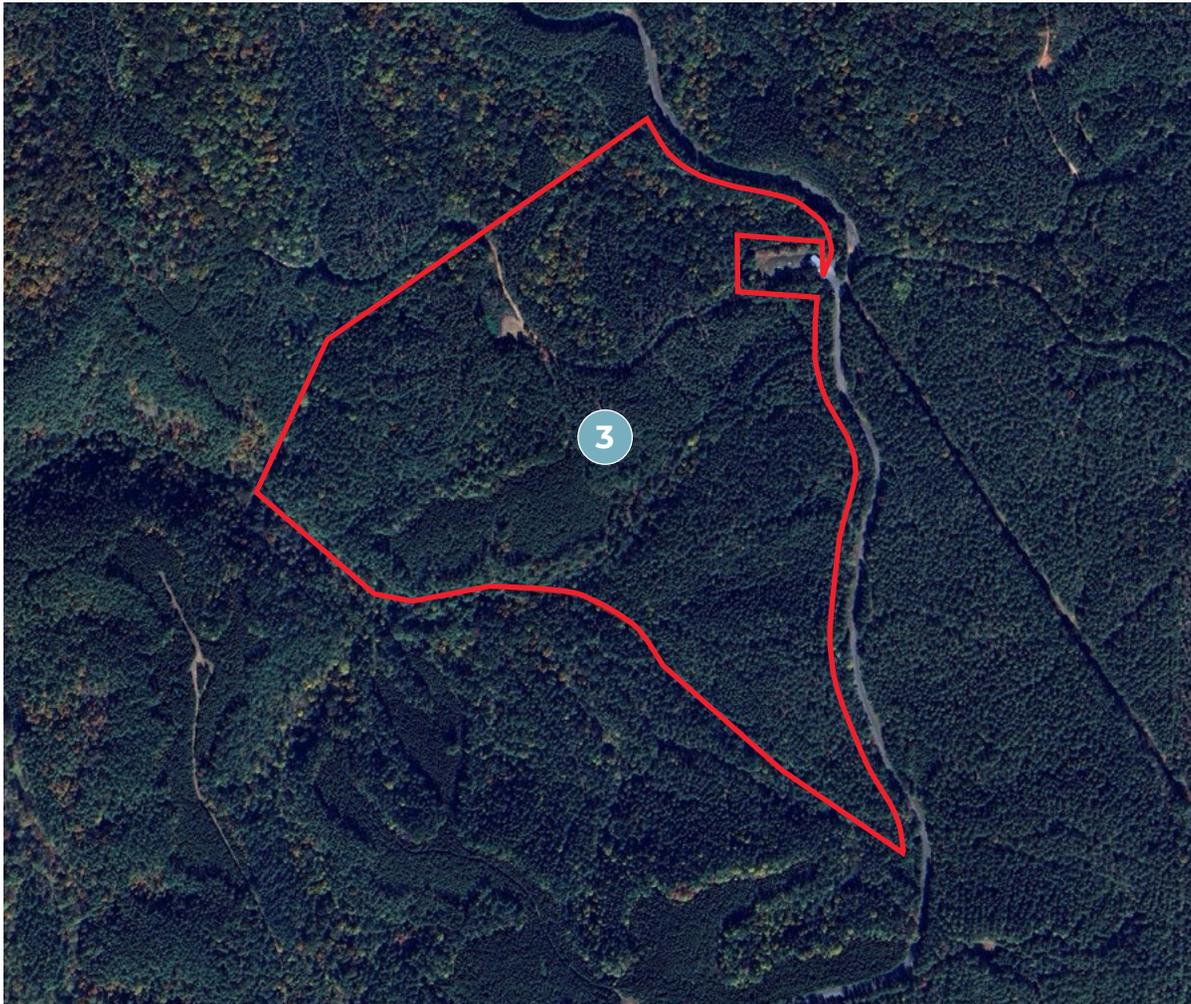
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PARCEL 3

- 84.1 +/- Acres
- Long-range views
- Partially cleared with multiple potential home sites
- Approximately 3,380 feet of paved road frontage on Big Ridge Road
- Established trail system
- Fiber internet connectivity

LIST PRICE: \$630,750 (\$7,500/Acre)



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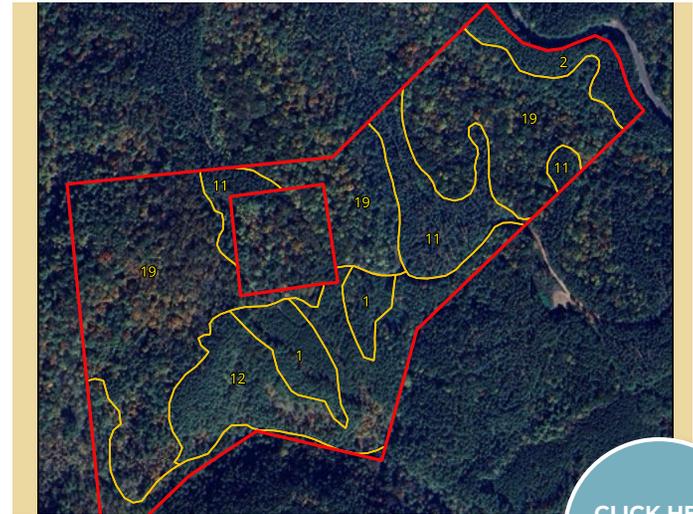
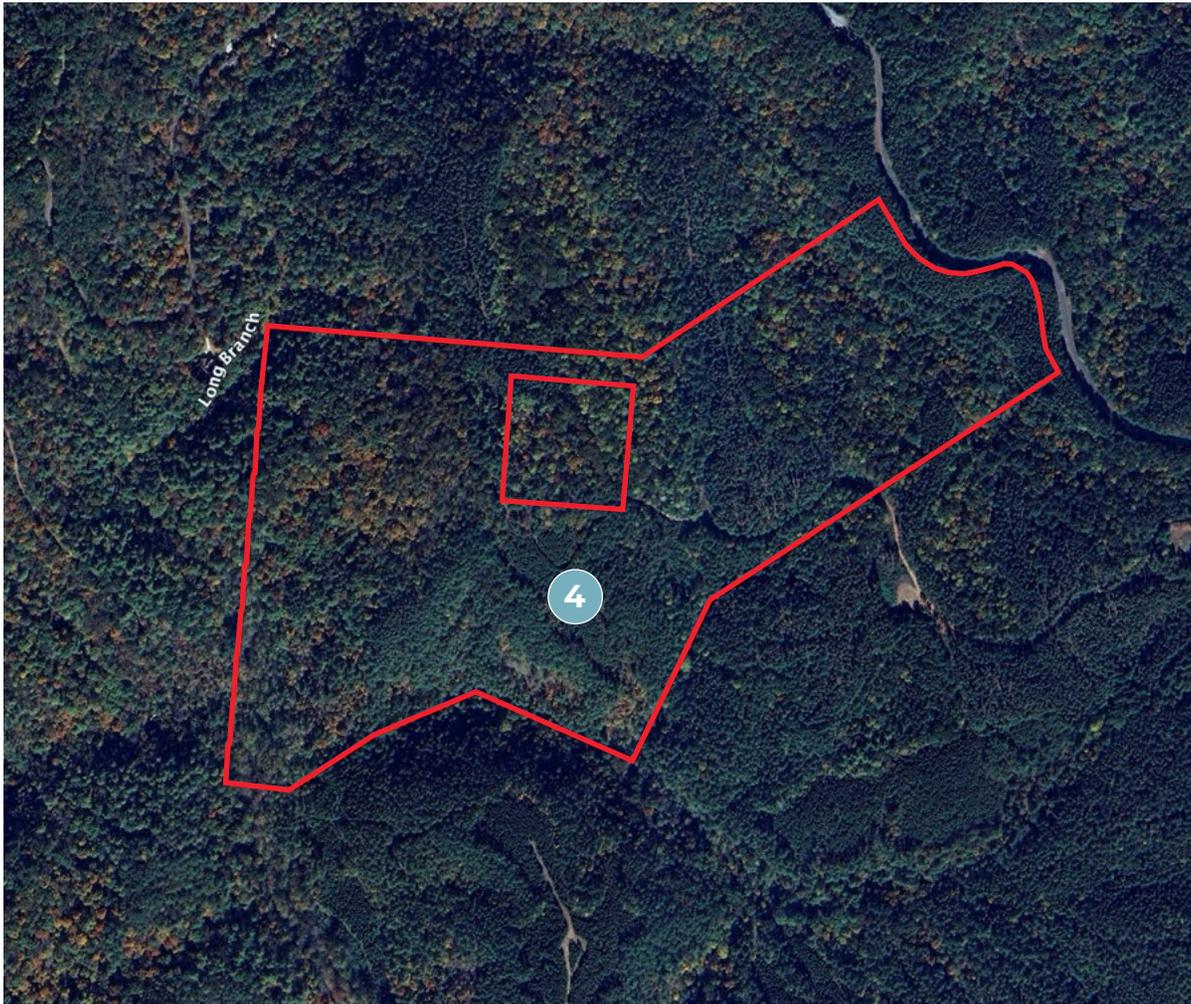
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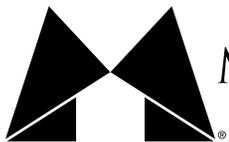


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PARCEL 4

- 80.7 +/- Acres
- Long-range views
- Multiple potential home sites
- Approximately 1,100' of paved road frontage on Big Ridge Rd
- Established trail system
- Fiber internet connectivity

LIST PRICE: \$564,900 (\$7,000/Acre)



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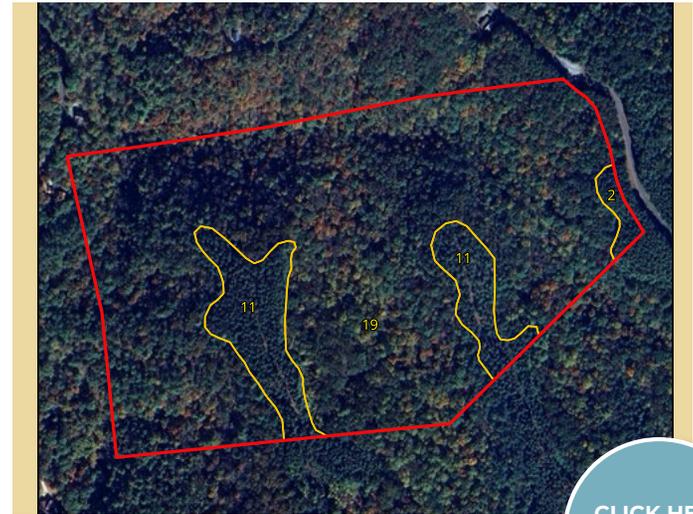
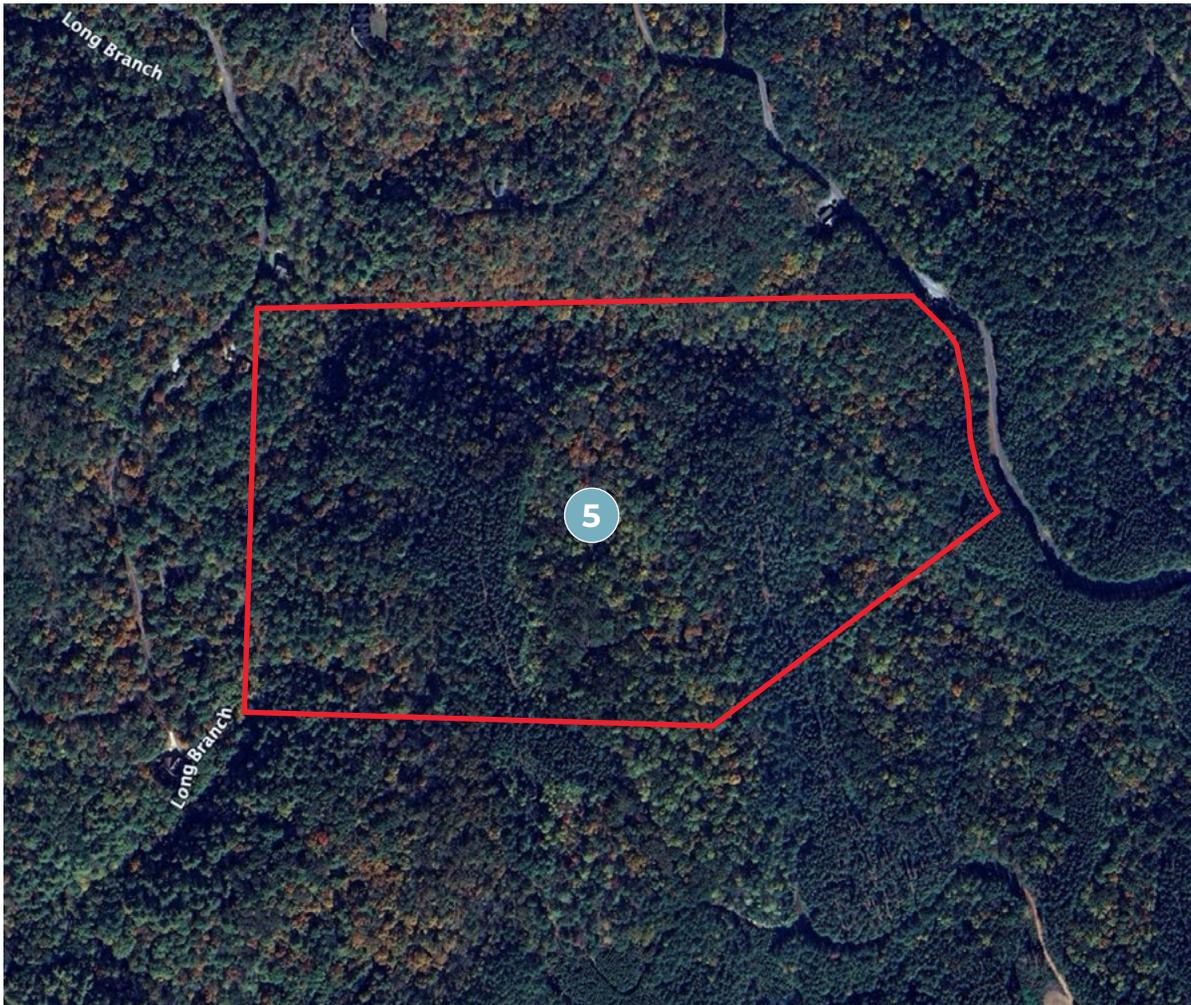
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PARCEL 5

- 59.4 +/- Acres
- Long-range views
- Multiple potential home sites
- Approximately 730' of paved frontage on Big Ridge Road
- Borders Gilmer and Gordon Counties
- Fiber internet connectivity

LIST PRICE: : \$386,100 (\$6,500/Acre)



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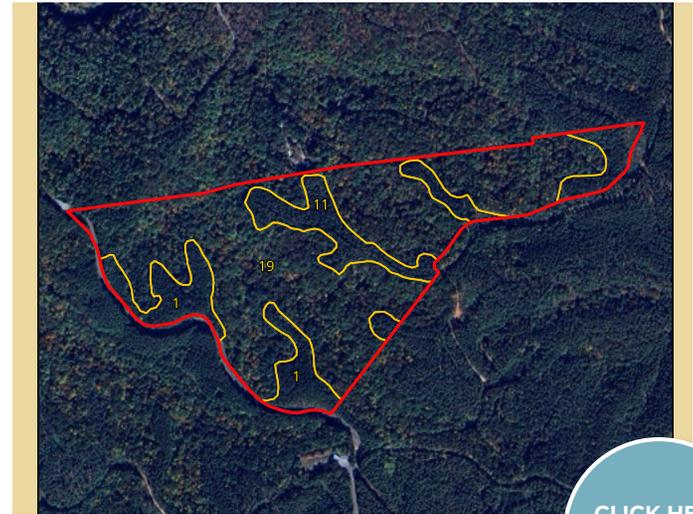
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PARCEL 6

- 76.9 +/- Acres
- Long-range views
- Multiple potential home sites
- Approximately 2,500' of paved frontage on Big Ridge Road
- Established trail system
- Fiber internet connectivity

LIST PRICE: : 576,750 (\$7,500/Acre)



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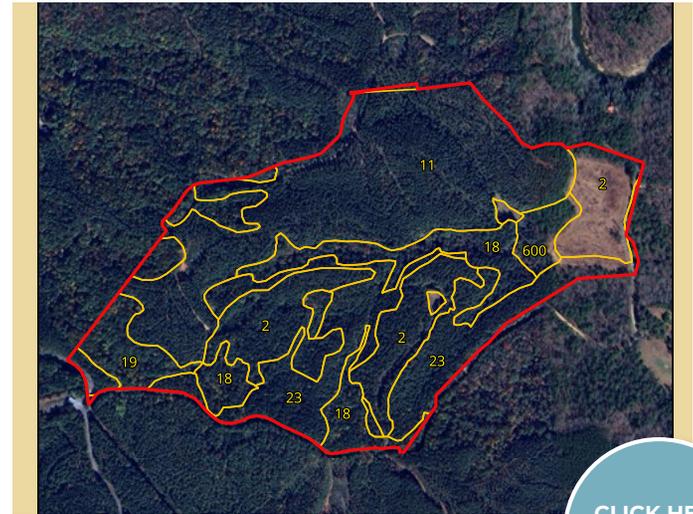
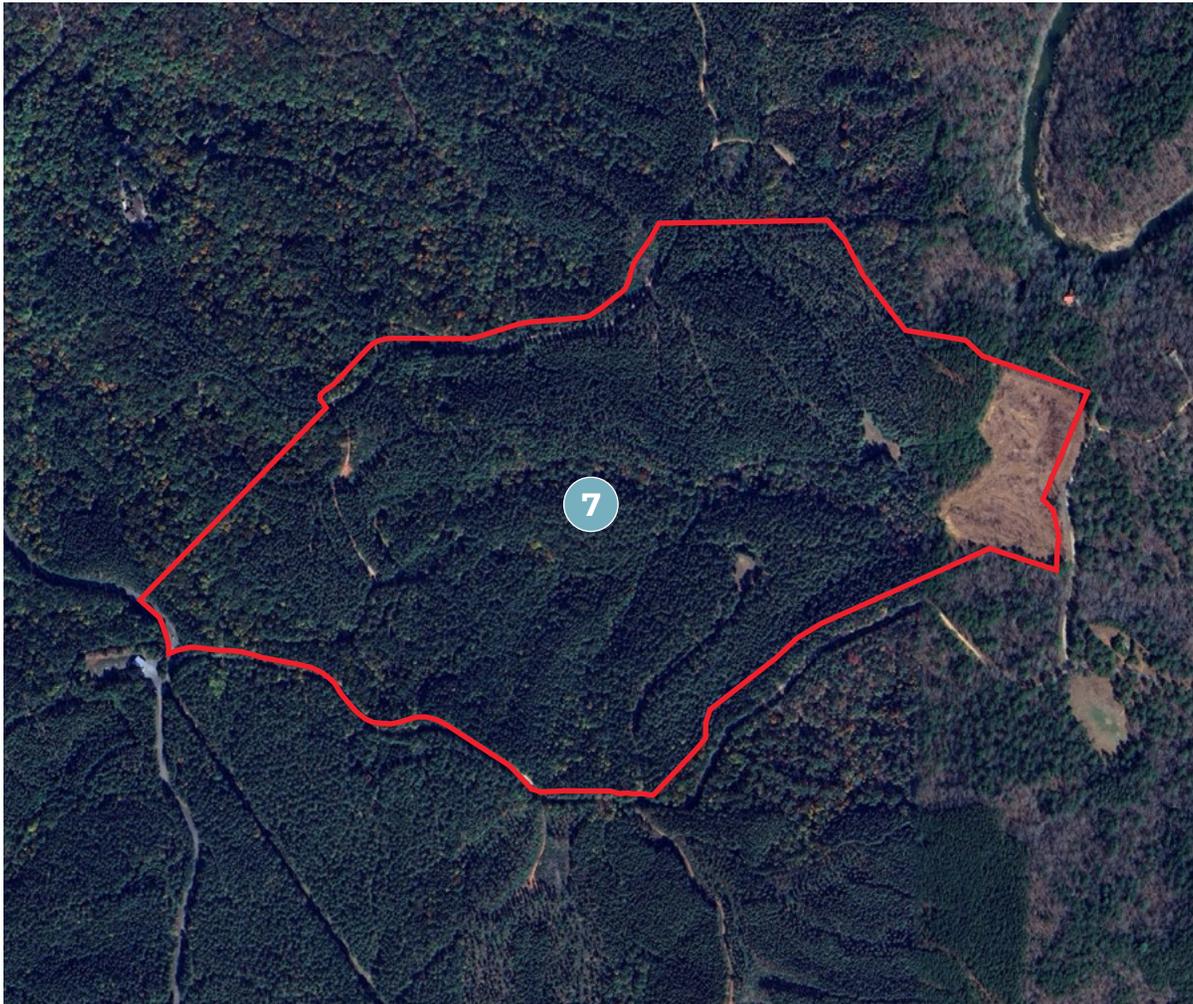
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PARCEL 7

- 143.4 +/- Acres
- Long-range views
- Partially cleared with multiple potential home sites
- Over 1 mile of frontage on Water's Edge Trail with multiple access points
- Established trail system
- Fiber internet connectivity

LIST PRICE: : \$1,075,500 (\$7,500/Acre)



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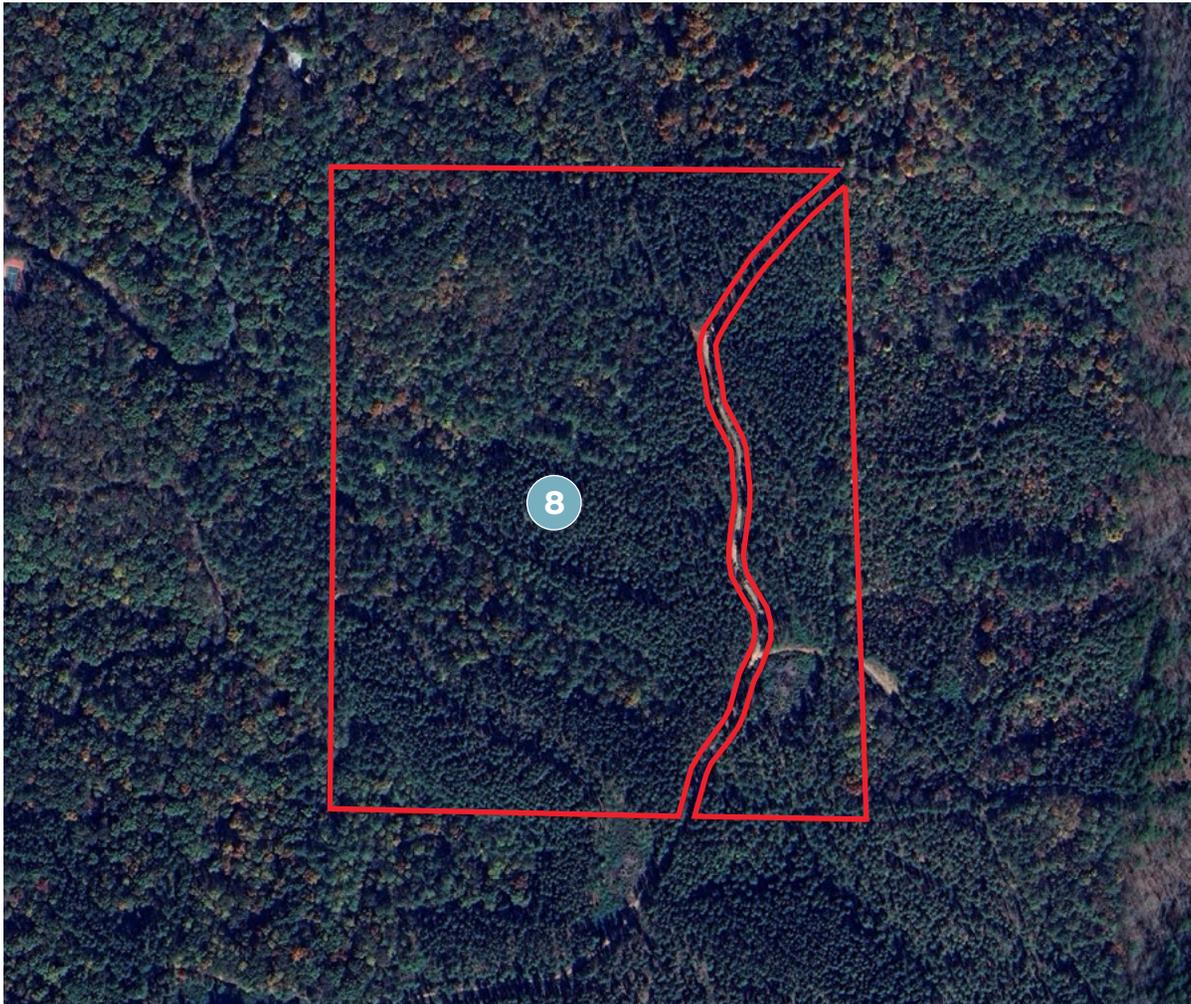
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PARCEL 8

- 49.1 +/- Acres
- In Gilmer County
- Long-range views
- Excellent potential addition to Parcel 6 or 7

LIST PRICE: : \$368,250 (\$7,500/Acre)



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[CLICK HERE FOR MORE ON JASPER, GEORGIA](#)

AREA OVERVIEW | JASPER

Nicknamed "The First Mountain City," Jasper was founded in 1853 and serves as the largest city and county seat of Pickens County. It's known as the marble capital of Georgia due to the large amount of natural marble deposits in the area. In addition to the many other festivals and events around the town, Jasper's annual Marble Festival attracts visitors from all over the United States. The charming downtown features multiple shops, breweries, and dining options.

Just 50 miles north of Atlanta, Jasper's allure has fueled steady residential growth in recent years. Jasper is intersected by Highway 515 and has attracted many national retailers to its highway corridor.



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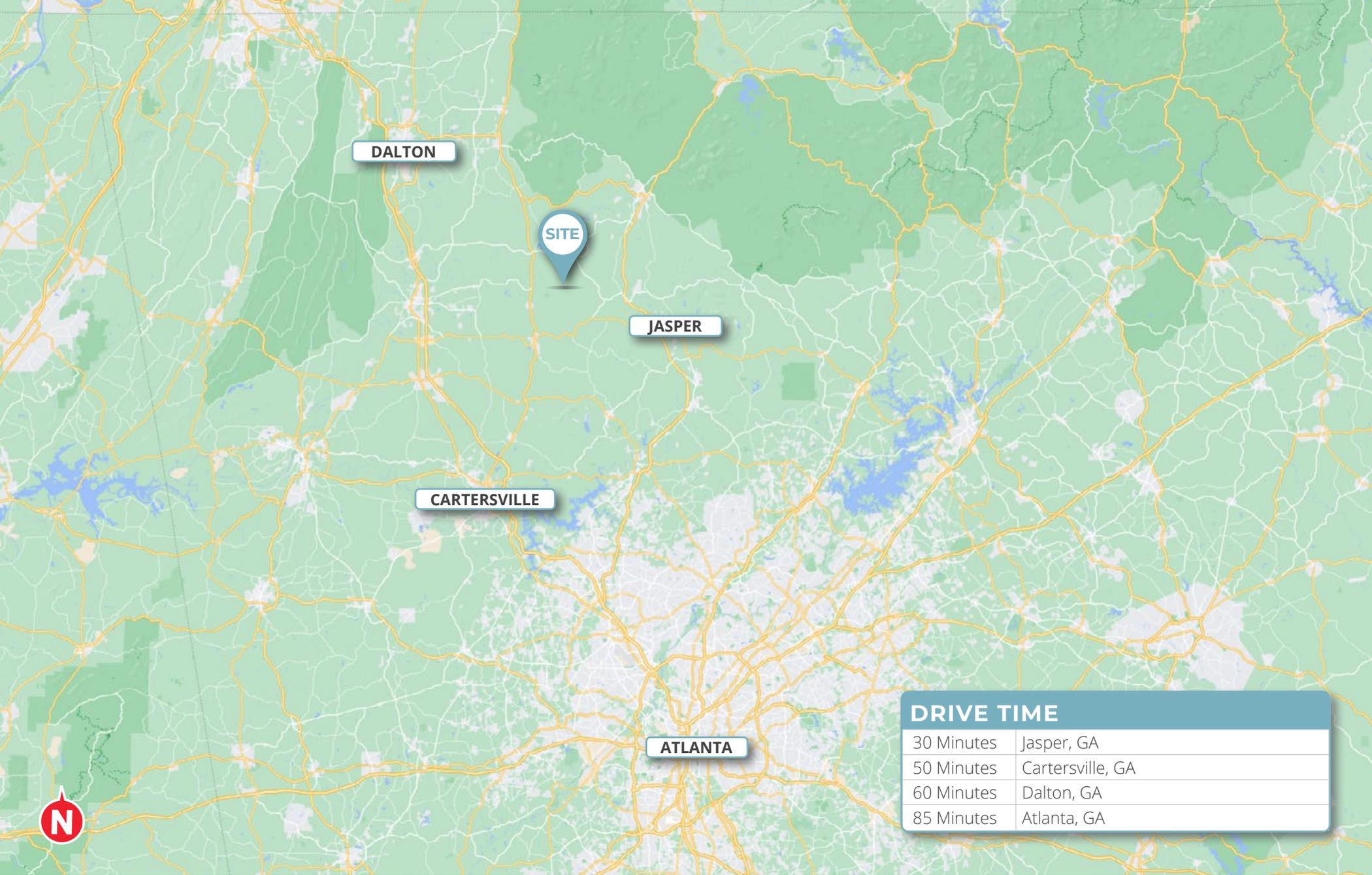
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DRIVE TIME	
30 Minutes	Jasper, GA
50 Minutes	Cartersville, GA
60 Minutes	Dalton, GA
85 Minutes	Atlanta, GA



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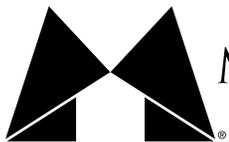
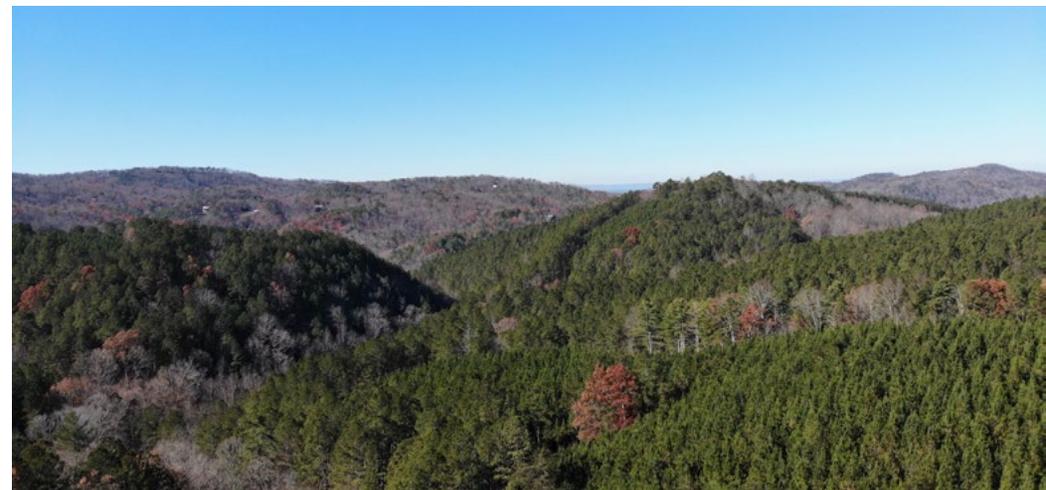
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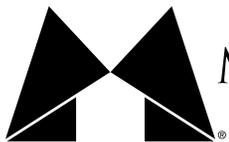
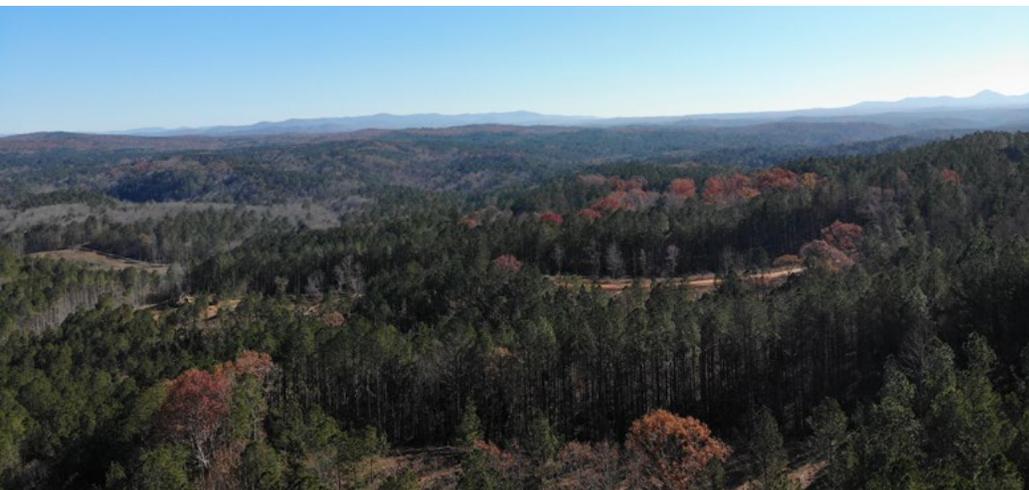
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