

# 9565

## 70 Acres Adjoining Chattahoochee National Forest

- Land Area:** 70 Acres
- County:** Unincorporated Chattooga County, Ga
- Description:** 70 acres off of East Armuchee Road, Near Subligna, Georgia. This is one of the prettiest areas of NW Georgia. Large farms, rolling hay fields and pastures surround this tract of recently harvested pines. Topography is excellent, gently rolling to almost level. East Armuchee Creek borders the east side of property. Excellent topography, over 2,700 feet of common boundary with the Chattahoochee National Forest.
- Location:** 8 Miles Northeast of Summerville, 18 Miles North of Rome, 20 Miles Northwest of Adairsville, 71 Miles from Atlanta CBD
- Frontage:** Access via Easement off of Forestry Trail
- Topography:** Very Gentle Topography with One Hill
- Water:** Over 1,200 feet of Frontage on West Armuchee Creek
- Vegetation:** Approximately 28 Acres Area Clear Cut  
8 Acres Hardwood  
34 Acres Young Pines, Planted in 2001
- Utilities:** None
- Potential Future Use:** Residential, Mini-Farm, Recreational
- Listing Price:** ~~\$3,700 per Acre~~ **REDUCED** \$2,500 per Acre
- Directions:** From Atlanta, Take I-75 North Take Exit 306  
Turn Left onto GA-140, Go 16.0 miles  
Turn Right onto U.S. 27, Go 6.7 miles  
Turn Right onto Gore-Subligna Rd., go 8.2 miles  
Turn Right onto Subligna-Villanow Rd., go 1.2 miles  
Turn Left at Forestry Trail, go 1.8 miles  
Property is located near the end of Forestry Trail.



Fidelity Land Services, LLC • Bill Hagemann • 770-424-6366  
bill@fidelity-land.com • www.georgiafarmandforest.com



The information presented herein is thought to be accurate, but is not guaranteed. Buyer should rely on its own due diligence.







