

9566

136 Acres on Gore-Subligna Road

Land Area: 136 Acres

County: Unincorporated Chattooga County, GA

Description: 136 acres on Gore-Subligna Road. This is one of the prettiest areas of NW Georgia. Large farms, rolling hay fields and pastures surround this tract of recently thinned pines. Topography is excellent, gently rolling to almost level. A wet weather creek crosses the property. A small 1800's family cemetery adds to the historic and rural flavor of this beautiful tract. Managed pines could be harvested to make excellent pasture or crop land. This is a clean and well kept neighborhood, with many very pretty and historic homes.

Location: 8 Miles Northeast of Summerville, 18 Miles North of Rome, 20 Miles Northwest of Adairsville, 71 Miles from Atlanta CBD

Frontage: Approximately 495 ft. on Gore-Subligna Road

Topography: Very Gentle Topography

Water: Wet Weather Creek Crosses Property

Vegetation: 98 acres of this tract are scheduled for clear-cut in winter of 2011. A 25 acres stand of pines planted in 2001 and 13 acres of mixed hardwood remain.

Utilities: Electricity, Phone

Potential Future Use: Residential, Agricultural, Recreational

Listing Price: ~~\$4,000 per Acre~~ **REDUCED** \$2,400 per Acre

Directions: From Atlanta, Take I-75 North, Take Exit 306, Turn Left onto S.R. 140, Go 16 miles Turn Left onto US 27, Go 6.7 miles Turn Right onto Farmersville Rd., Go 5.6 miles Make a Slight Right onto Gore Subligna Rd., go 1 mile Property is on the Left.



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