



COMMERCIAL AND ACREAGE GROUP

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9.152+/- Acres

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- **\$5,975,000.00**
- **Tremendous Development Potential**
- **Two road frontages**
- **Close to Downtown Blairsville**

INQUIRE FOR ADDITIONAL INFORMATION

CONTACT

**NORTON COMMERCIAL
& ACREAGE GROUP, LLC**
770.297.4800

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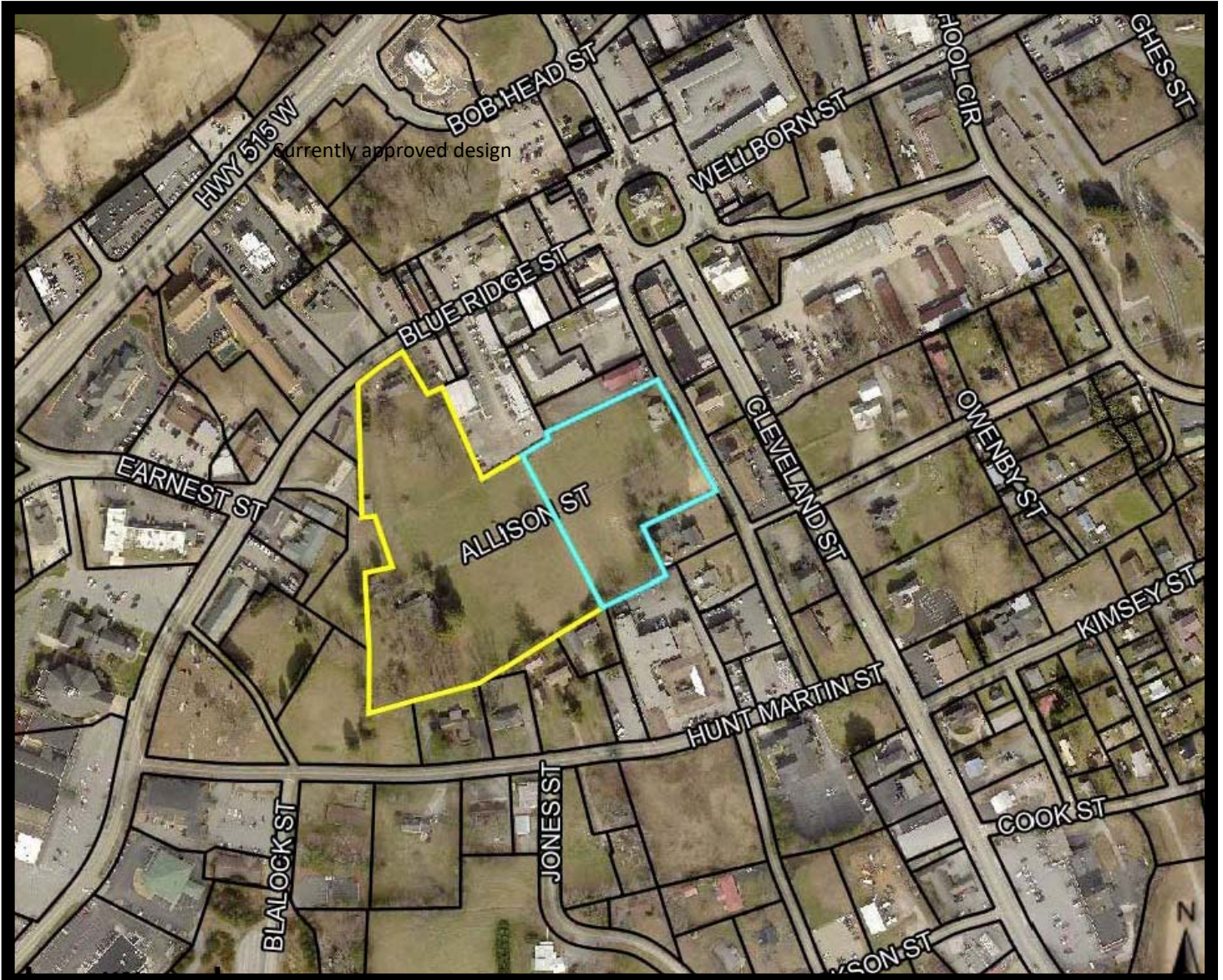


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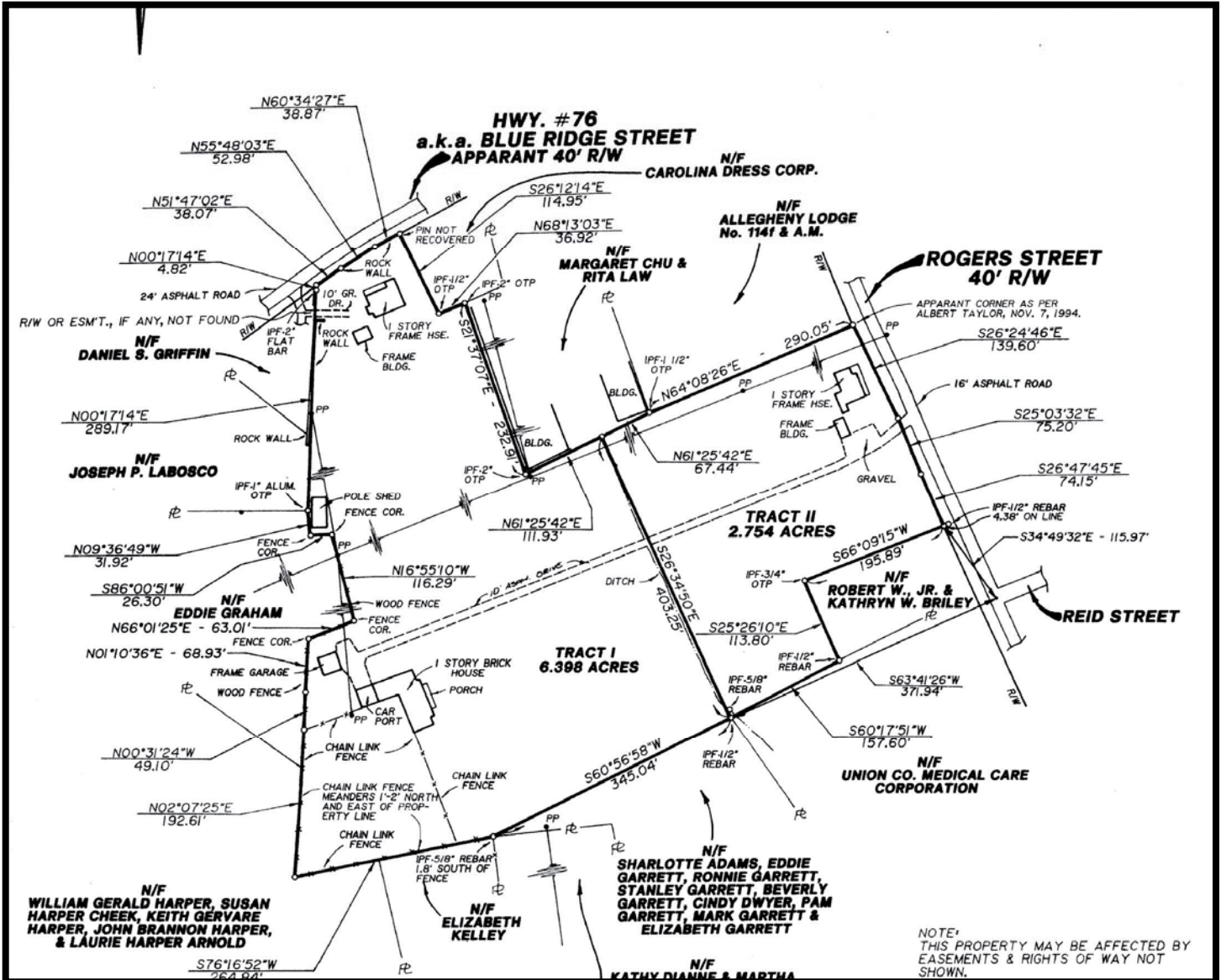


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Lake Nottley Information

Lake Nottley is one of the best kept secrets in Georgia.

The small mountain lake with deep clear water is just two hours from Atlanta, yet most water enthusiasts have not discovered it. About 70 percent of the shoreline is United States Forest Service lands, making boating the 4,180 acre lake a scenic treat.

Nottley Reservoir, as it is also known, was created by the Tennessee Valley Authority (TVA). Construction of the Nottley Dam started in 1941. The 184 foot high dam was completed a year later. It stretches 2,300 feet across the Nottley River. The reservoir itself meanders 20 miles through Union County, Georgia, to the town of Blairsville.

Lake Nottley rests in between the mountains of the Chattahoochee National Forest on the southeastern edge of the Tennessee River watershed. Full pond is 1,779 above mean sea level. The water level of the reservoir varies on average 17 feet over the course of a year, with ranges from 14 to 32 feet.

Nottley Reservoir was created for flood control and power generation, though it only creates 15,000 kilowatts of power which is not enough to meet local needs.

Lake Nottley is located entirely in Union County, one of the fastest growing areas in the state of Georgia. The area has a higher than average number of second homes and retirees. Its location roughly two hours from Atlanta, Chattanooga, Knoxville, Asheville and Greenville as well as the availability of quality healthcare are selling points to retirees.

Nottley Reservoir has a beach and camping areas. The lake is a great place to observe the native wildlife of Georgia, and has become a popular hunting spot.

Cabin and other vacation rentals are available for vacationers. Personal watercrafts and boats can be rented at area marinas as well, allowing visitors to take in the beautiful mountain views from the porches of their vacation rentals or from the water.

Lake Nottley is also known for its diverse population of fish. The most common types are largemouth bass, spotted bass and crappie. There are also black and striped bass, walleye and rainbow trout. The state stocks the water to give anglers more opportunities.

The average striper weighs in between six to 15 pounds. The number of fish over 20 pounds is low, but some anglers have reeled in trophy-size catches of more than 40 pounds in weight. For the novice angler, area guides are on stand by to show you some of the lake's fishing hot spots.

Union County has four distinct seasons. Winters are mild averaging three inches of snowfall annually. The County's lush vegetation is nourished by the area's 65 inches of rain a year.

The topography is distinctive offering elevations of 1,600 feet to nearly 4,800 feet above sea level. Regardless of the season, the mountain range is a backdrop for beautiful views. The mountains burn with brilliant reds, yellows and oranges when the foliage changes in autumn.

Near Lake Nottley is Vogel State Park, one of Georgia's oldest parks. It is 10 miles south of Blairsville. Its centerpiece is Lake Trahlyta, named after a Cherokee Princess. The 20-acre lake is used for swimming, paddle boating and fishing. Vogel State Park also has cabins, camping and hiking.

The Appalachian Trail crosses Union County just four miles south of Vogel State Park. The Walasi-Yi Center at Neel's Gap is a popular stop with hikers traversing the 2,175-mile trail.

You may also want to take in the view from Brasstown Bald. It is 20 miles southeast of Blairsville. At 4,784 feet above sea level it is Georgia's highest mountain. From there you can take in panoramic views of four states. Bring your walking shoes. It is a mile and a half hike from the parking lot to the peak.

Information copied from: <https://lakelubbers.com/lake/lake-nottley-georgia-usa/#about>

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Lake Winfield Scott Information

Lake Winfield Scott is an 18-acre mountain lake located 10 miles south of Blairsville, Georgia in Union County. The lake, which is owned and managed by the U.S. Forest Service, is the source of Cooper Creek. It is the centerpiece of the Forest Service's Lake Winfield Scott Recreation Area, a park which features hiking, fishing, boating and other outdoor activities. At 2,854 feet (870 m) elevation it is one of Georgia's highest altitude lakes. The various habitats surrounding the lake support a wide assortment of plants and animals.

Like the rest of the southern Blue Ridge Mountains, the area surrounding the lake consists of many valleys, ridges and mountains formed by repeated plate tectonic movement and collisions, starting with the Grenville Orogeny nearly 1.5 billion years ago. The resulting landscape created diverse topology containing many different species of plants and animal. Much of the area is similar to Pennsylvania in climate, vegetation and wildlife.^[11] The lake is near the southern limit for Eastern hemlock and Eastern white pine. Coves in the area vary by elevation and topography, with second-growth oak and hickory more common in lower-lying areas. Forests surrounding the lake contain rich, high-altitude flora.

The lake area is populated with white tail deer, grouse and raccoon. The deer population, which was extirpated by 1895, has rebounded since re-introduction by park ranger Arthur Woody during the 1930s. Over 100 species of birds inhabit or migrate through the area, including native songbirds.

Migratory species are present during the late spring and early fall, making the area popular among bird-watchers.

The recreational area encompassing the lake includes camping, picnicking, boating, fishing and a variety of hiking trails. Motorcyclists refer to the area as the starting point of "The Georgia Triangle", a scenic riding circuit beginning on Highway 180.

The small lake is a local favorite for fishing. Also on the lake are a boat ramp, boat dock and swimming area with a sand beach. The Forest Service allows only man-powered and electric-powered watercraft on the lake.

Hiking trails lead to the summit of nearby Blood Mountain

The recreational area has camping loops offer 36 campsites, including 21 which can accommodate tents and RVs; these sites provide utility hook-ups. There is also a group camping area which accommodates up to 25 people.^[19] The area houses comfort stations with flush toilets and showers. There is also one cabin available for rental. The recreational area includes a children's playground and picnic sites. The campground is open spring through fall and is administered by the USFS's Chattahoochee-Oconee National Forest/Blue Ridge Ranger District.

There are three trails at the lake. The 0.4-mile (640 m) Lake Winfield Scott Trail circles around the lake shore. This easy trail^[20] has portions which are wheelchair accessible. Jarrard Gap Trail and Slaughter Gap Trail share a common trailhead, located on the lake's southern tip. Both are approach trails to the near-by Appalachian Trail and are marked with blue blazes.

Slaughter Creek Trail passes through a hardwood forest on the south bank of Slaughter Creek for most of its distance, following a series of old roadbeds. It climbs 1,000 feet (300 m) over its 2.7-mile (4.3 km) path to Slaughter Gap (elevation 3,920 feet), where it intersects the Appalachian Trail at the base of Blood Mountain. The trail passes through thickets of mountain laurel and rosebay rhododendron along the way, and crosses the creek at one point. Also present are excellent spring wildflower habitats. The summit of Blood Mountain is 1.4 miles (2.3 km) from Slaughter Gap along the Appalachian Trail.

Jarrard Creek Trail is an easy to moderate hike^[23] which leads southward 1.2 miles (1.9 km) to Jarrard Gap (elevation 3,300 feet) on the Appalachian Trail.^[24] It follows Lances Branch creek through second-growth hardwood forests. Jarrard Creek Trail can be combined with Slaughter Creek Trail and a 2.1-mile section of the Appalachian Trail to form a six-mile loop hike that starts and ends at the lake.

Information copied from https://en.wikipedia.org/wiki/Lake_Winfield_Scott

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