

FOR SALE

+/- 155.49 Acre Recreational Estate/Family Compound

0 Duncan Bridge Rd, Cleveland, GA 30528

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial
434 Green Street
Gainesville, GA 30501
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NORTON

EXECUTIVE SUMMARY

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0 DUNCAN BRIDGE RD, CLEVELAND, GA 30528



OFFERING SUMMARY

Sale Price:	\$1,495,000
Price / Acre:	\$9,615
Lot Size:	155.49 Acres
Zoning:	A1 - Agricultural Forestry
Future Land Use:	Agricultural/Forestry
Utilities:	Power, Water, Cable/Internet,
Highest/Best Use:	Low Density Residential
School Districts:	Mt Yona ES White County MS White County HS

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this beautiful acreage tract in eastern White County, GA just east of Cleveland. This is the perfect recreational or gentleman's estate with all the natural amenities to match. The offering consists of roughly 155 acres, mostly wooded and rolling land which lends itself to a property ideal for low density residential building, hunting, camping, timber investment, or buying and holding for future development. +/- 2,000 ft creek runs through the southern part of the property. The property has excellent road frontage with +/- 3,150 feet on Duncan Bridge Road and +/- 1,080 feet on Vista View Place. Some road infrastructure throughout the property allowing 4-wheel drive travel to most parts of the site. Zoned A-1 with Power, Cable/Internet and Water very nearby. Within the Mt Yohah ES, White County MS and White County HS school districts.

LOCATION OVERVIEW

Discover the charm of Cleveland, Georgia, where natural beauty meets small-town appeal. Roughly 80 miles north of Atlanta the area offers a peaceful retreat while remaining easily accessible to Gainesville just 24 miles to the south. Explore nearby gems like the stunning Anna Ruby Falls, the historic Hardman Farm State Historic Site, and the quaint shops and restaurants in downtown Cleveland. The location's proximity to the Appalachian Trail and the charming wineries of the North Georgia Wine Country further enriches the area's allure. With a perfect balance of tranquility and local amenities, the area presents an enticing opportunity for real estate investment.

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ADDITIONAL PHOTOS

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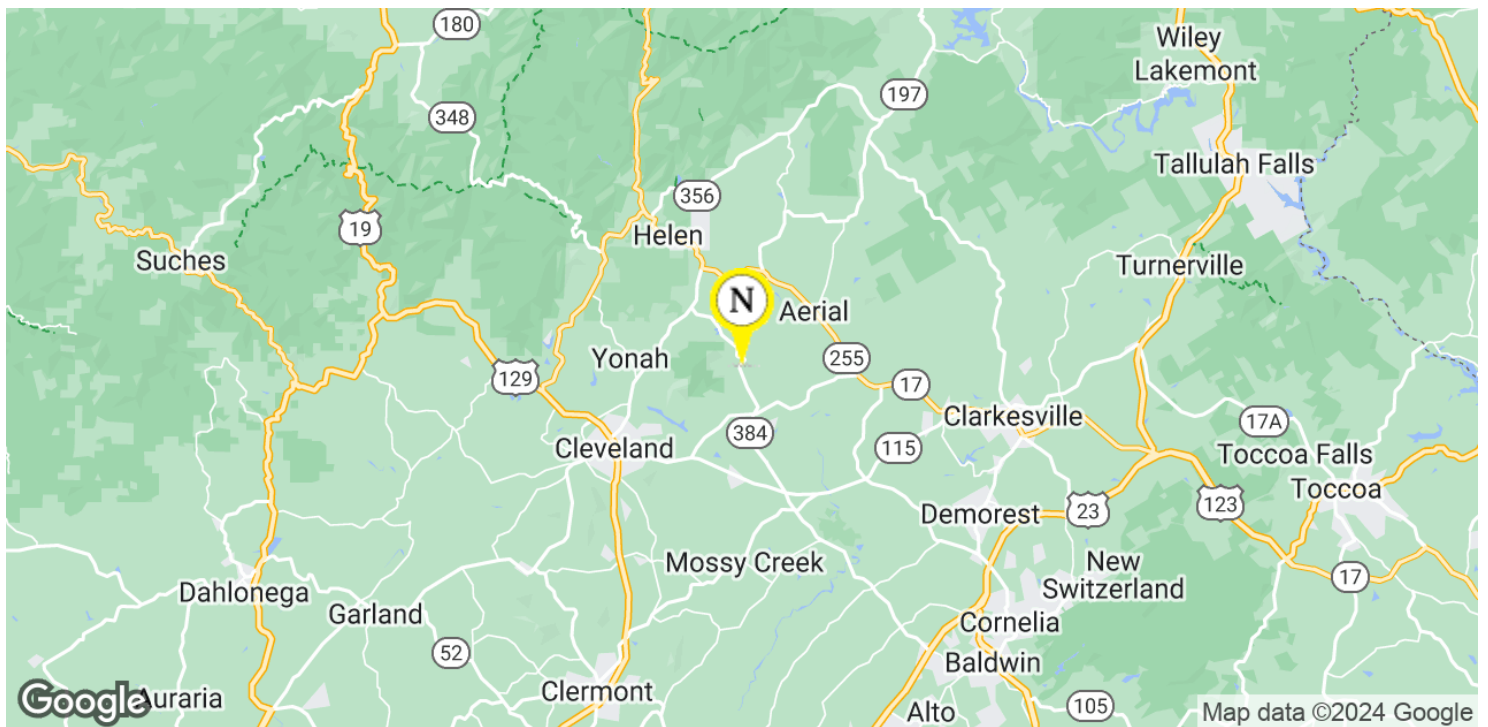
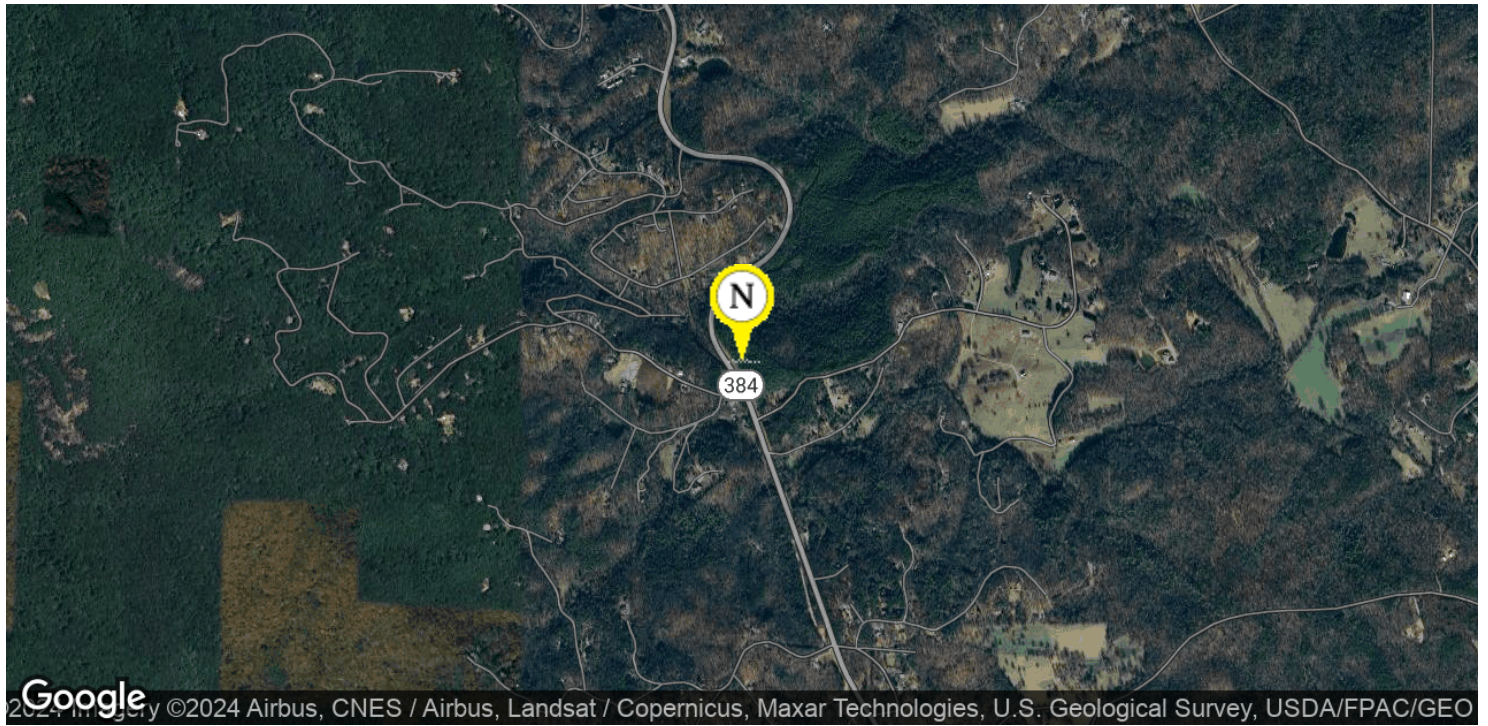
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LOCATION MAP

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