

FOR SALE

Recreational Estate/Family Compound Stephens County

0 Windsor Drive & Riverdale Road, Toccoa, GA 30577

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



+/- 96.56 Acres

All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries

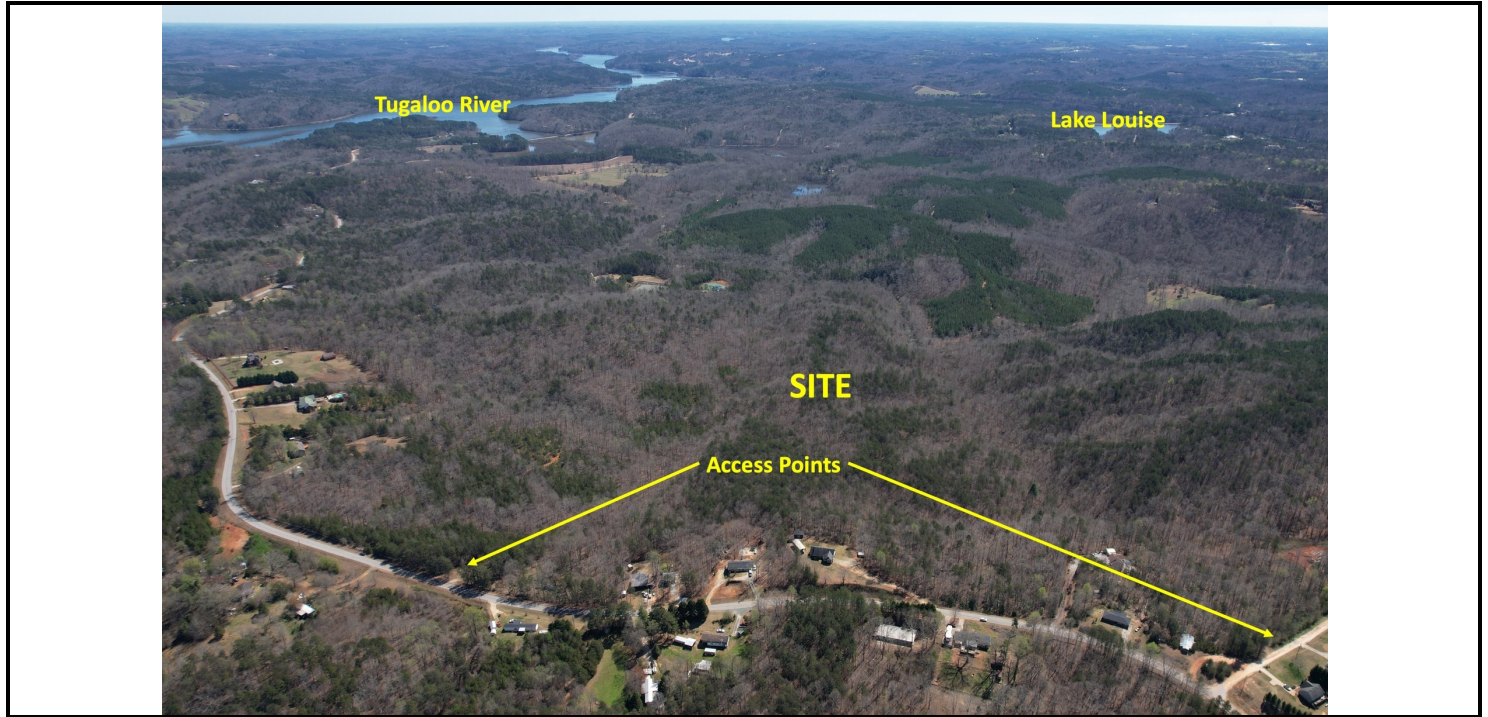


Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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OFFERING SUMMARY

Sale Price:	\$651,780
Price / Acre:	\$6,750
Lot Size:	96.56 Acres
Zoning:	AR & RS
Highest/Best Use:	Low Density Residential
Road Frontage:	Windsor Drive 390' Riverdale Road 510'
Utilities:	Cable/Internet, Water, Power

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this slice of paradise in northern Stephens County, GA close to the border of South Carolina and a stone's throw away from Lake Louise and the Tugaloo River. This stunning 96-acre property offers endless possibilities with all its natural amenities - as a future family compound, recreational estate, horse farm, or subdivide into smaller tracts! This offering consists of roughly 96.56 acres, mostly wooded and rolling land. One of the highlights of this property is the heavy flowing year-round Toccoa Creek that runs through the back of the property creating beautiful sites for future homes. The property has dual access points with +/- 390 Ft on Windsor Drive and +/- 510 Ft on Riverdale Road. Some road infrastructure throughout the property that will need to be improved to be used properly. Zoned AR (Agriculture Residential) and RS (Residential Single-Family) with Power, Cable/Internet and Water. Site will require onsite septic system. This is a nature lover's paradise - escape the hustle and bustle of everyday life less than 1½ hours from Metro Atlanta!

So much privacy yet only 5 miles from Toccoa with all its restaurants and shopping. Discover the charm of Toccoa, GA, with a range of dining, shopping, and recreational options, the location offers a perfect balance of work and leisure.

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ADDITIONAL PHOTOS

Recreational Estate/Family Compound

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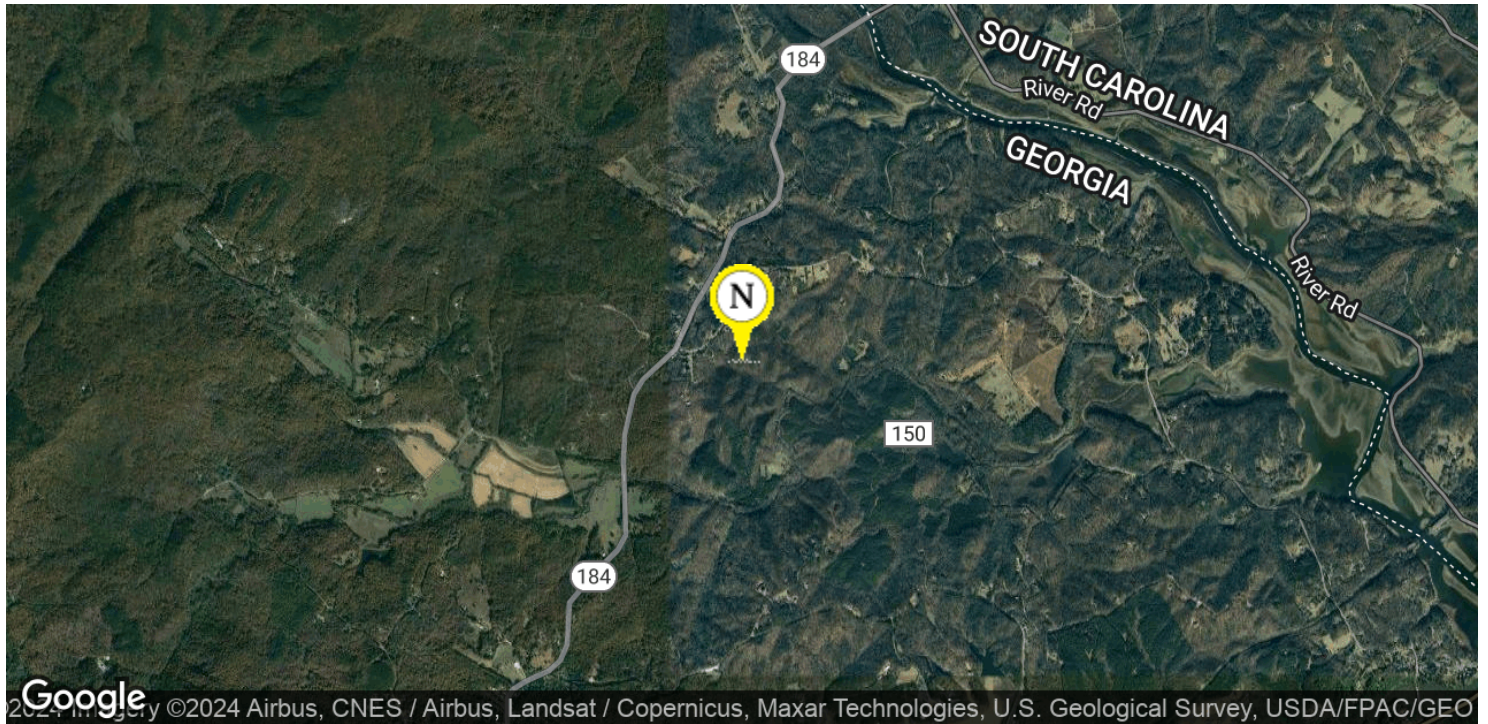
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