



Trace Copeland
Managing Broker
Trout Land, LLC
404.488.2084
tcopeland@troutlandco.com

130.1 +/- Acres **FOR SALE: \$4,600/Ac**

Several 1,200' elevation homesites with **360-degree** views | Over 2,500' on Pinhook Creek "**Seasonal Trout Stream**"

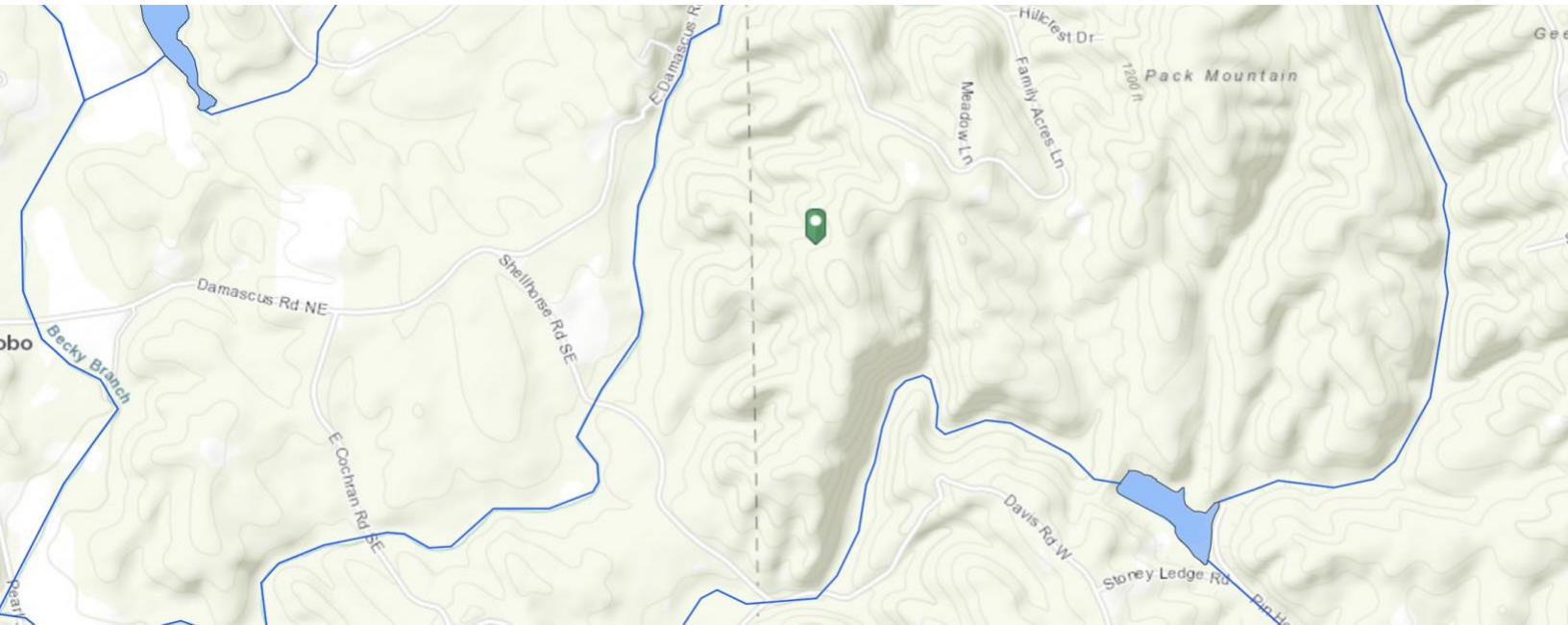
Pickens County: 117.62 AC | **Parcel ID:** [035 018](#) | (LL:298, 315, 316, 24th District)

Gordon County: 12.48 AC | **Parcel ID:** [127 102](#) | (LL: 297, 24th Distri 2nd Section)

Address [0 Shellhorse Road Ranger Georgia 30734](#) | **Zoning:** [Pickens County Zoning: AG](#) | [Gordon County Character Area: A1](#)

Pickens Schools: HS: [Pickens](#) MS: [Jasper](#) ES: [Hill](#) | **Gordon Schools:** HS: [Sonoraville](#) MS: [Redbud](#) ES: [Fairmont](#)

1:20 drive to **Hartsfield International** | 1:12 drive to **Chattanooga Metropolitan Airport**





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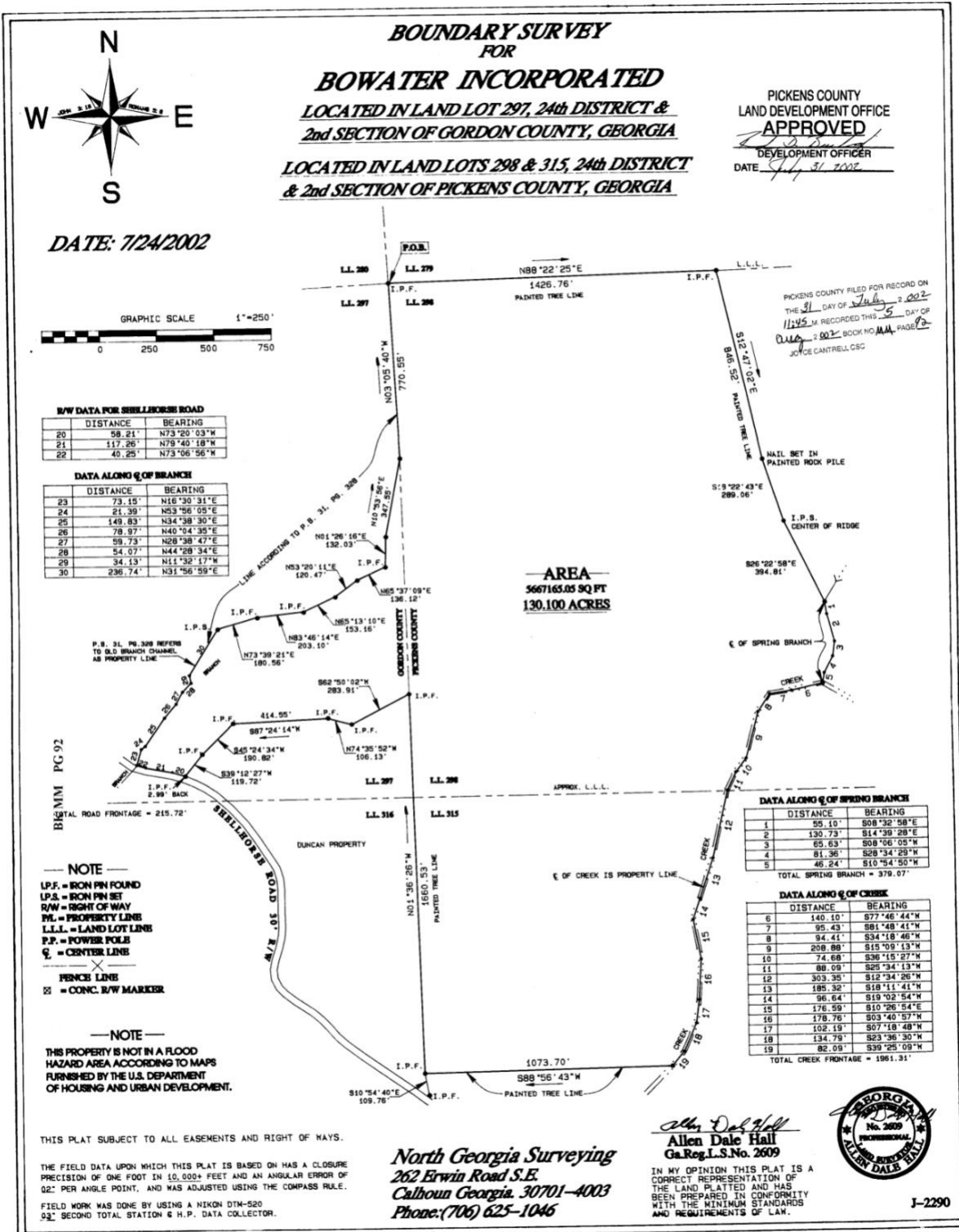


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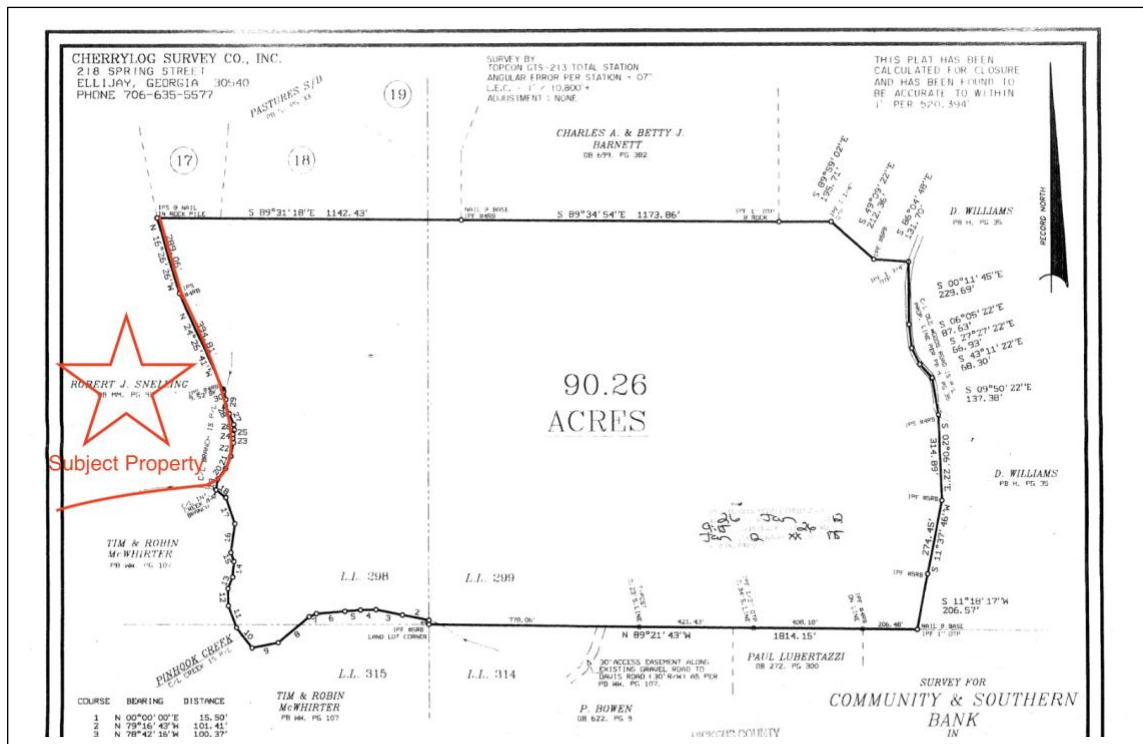
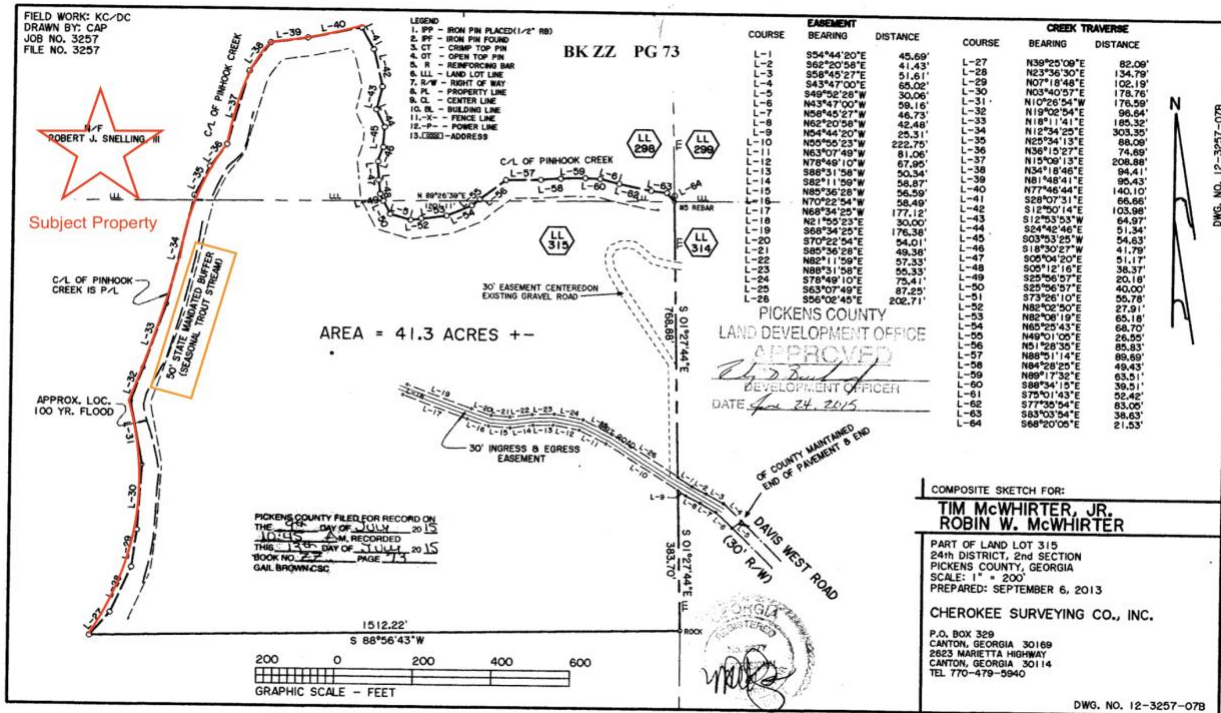
PICKENS COUNTY

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Contiguous parcel to the East on Pinhook Creek



DWG. NO. 12-3257-07B
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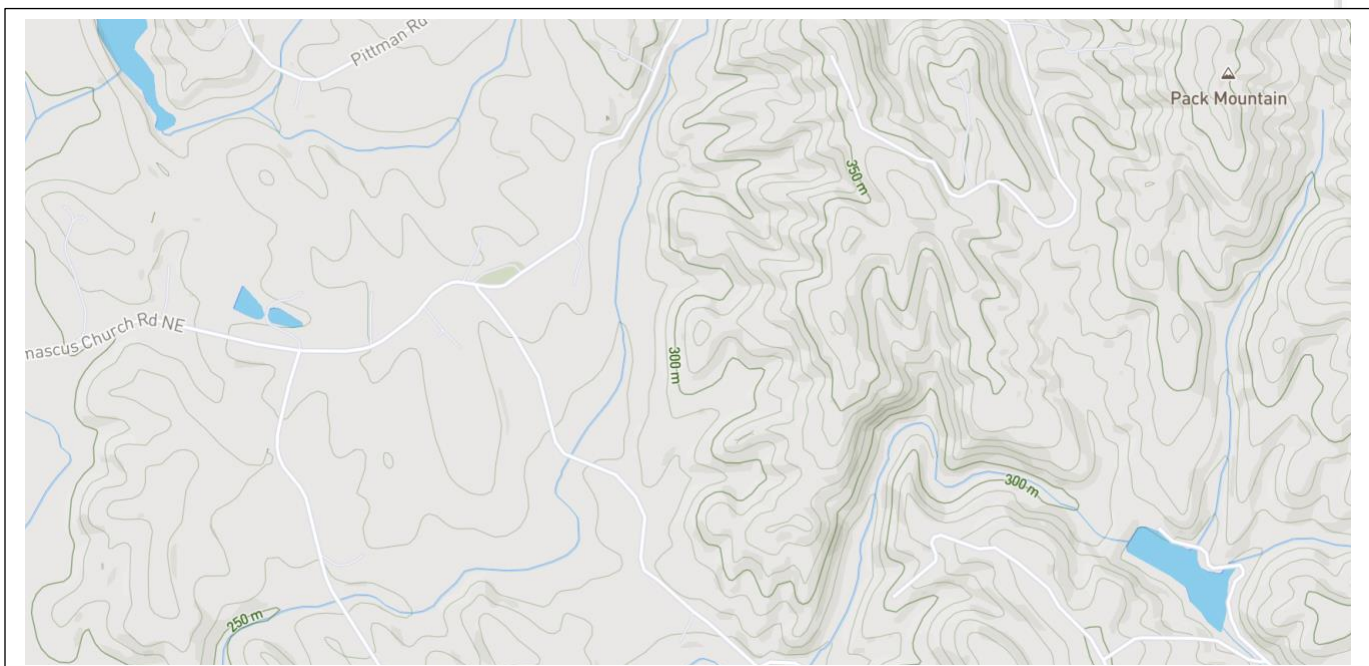
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EXHIBIT "A"

All that tract or parcel of land located in Land Lot 297, 24th District, 2nd Section of Gordon County, Georgia and in Land Lots 298 and 315, 24th District, 2nd Section of Gordon County, Georgia, containing 12.0 acres, more or less in Gordon County, Georgia and 118.1 acres, more or less, in Pickens County, Georgia for a total of 130.100 acres, more or less, and more particularly described according to a plat of survey titled "Boundary Survey for Bowater Incorporated" by Allen Dale Hall, Georgia Reg. L.S. No. 2609, dated July 24, 2002, recorded in Plat Book 40, Page 281, in the Office of the Clerk of Superior Court for Gordon County, Georgia and recorded in Plat Book MM, Page 92, in the Office of the Clerk of Superior Court for Pickens County, Georgia, which plat of survey is incorporated into this deed by reference thereto and to which reference is hereby made for a full, complete and accurate description of the 130.100 acres, more or less, described and conveyed by this Warranty Deed. Said property being known as Shellhouse Road according to the present system of numbering in Gordon County, Georgia (04-69871-08).

Being part of the property conveyed as Company Tract Numbers 326 and 615 Hiwassee Land Company by deed from Bowater Southern Paper Corporation dated December 21, 1973, recorded in the Office of the Clerk of Superior Court of Gordon County, Georgia, in Deed Book 128, Page 14, and in the Office of the Clerk of Court of Pickens County, Georgia in Deed Book 30, Page 421.

This conveyance is subject to existing easements and rights of way for public roads, highways and public utilities, if any extending into, through, over or across the above described property.



TROUTLAND