

FOR SALE

FLOYD COUNTY, GA

373+/- ACRES | RECREATIONAL LAND



Information is deemed from reliable sources. No warranty is made as to its accuracy.

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
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1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067



LAVENDER MOUNTAIN
RANCH

Big Texas Valley Rd NW

Huffaker Rd NW



MACALLAN
REAL ESTATE

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OPPORTUNITY

Macallan Real Estate is pleased to present Lavender Mountain Ranch, a unique opportunity to own a mountain top hunting retreat in the North Georgia Mountains.

The property features unbelievable views of the surrounding area and supports a healthy population of trophy whitetail deer and mature turkeys.

Under 2 hours from Atlanta and only 12 miles from downtown Rome, the property offers privacy with all the amenities you need close by.



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PROPERTY OVERVIEW

- 0 Lavender Trail Road Rome, GA 30165
- 373 +/- acres
- This perfectly conserved property features some of the best views in Georgia. The beautiful mix of native hardwoods, steep slopes, and rocky outcroppings creates a unique outdoor experience and provides excellent habitat for whitetail deer and turkey. Four sites have already been approved for structures including a fantastic home-site with power easily accessible and an established well. The maintained road allows you to travel throughout the property with relative ease and, depending on your provider, there is no lack of cell coverage.
- Estimated Annual Taxes for 2021: \$1,500

Asking Price: \$675,000

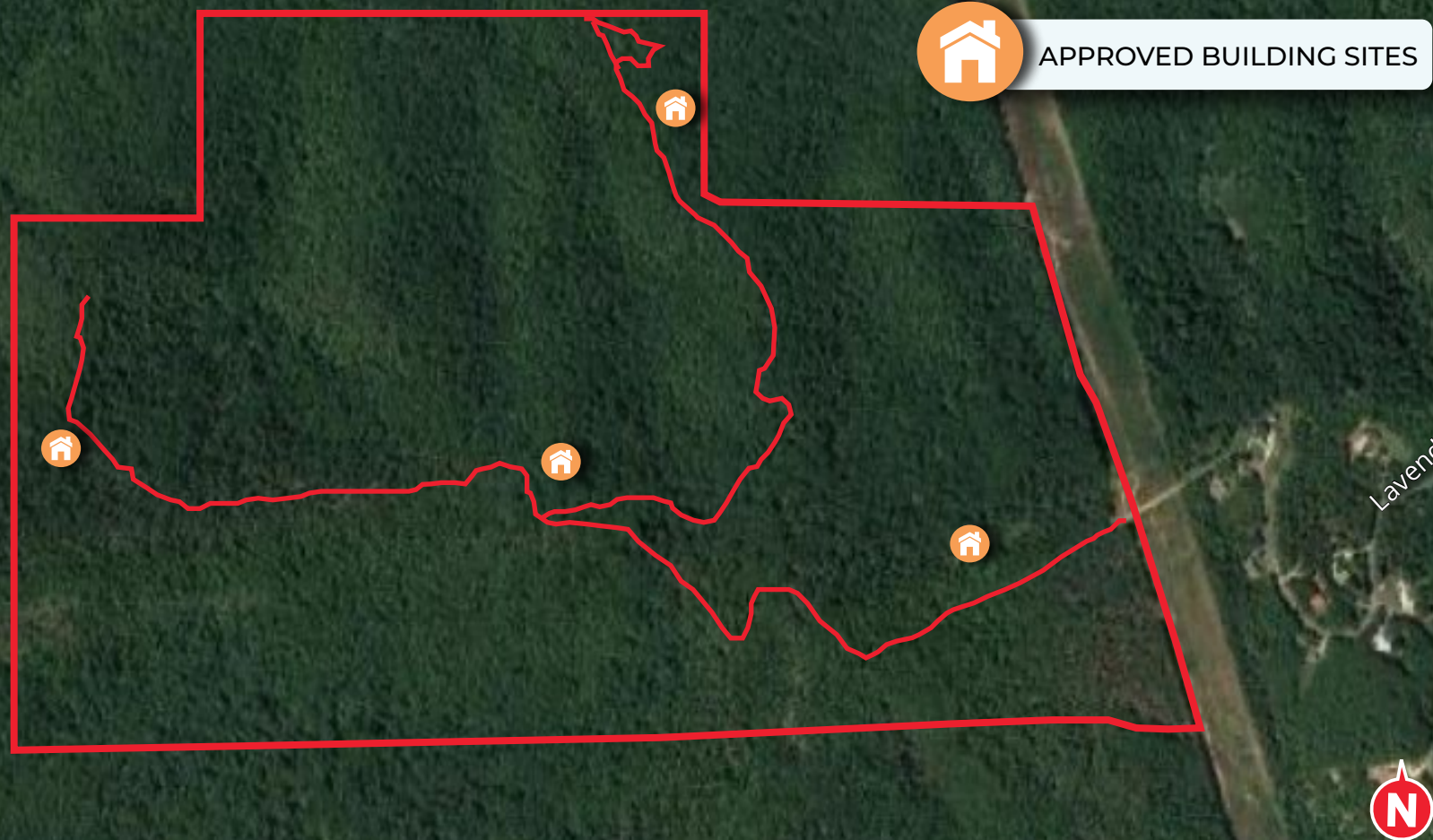


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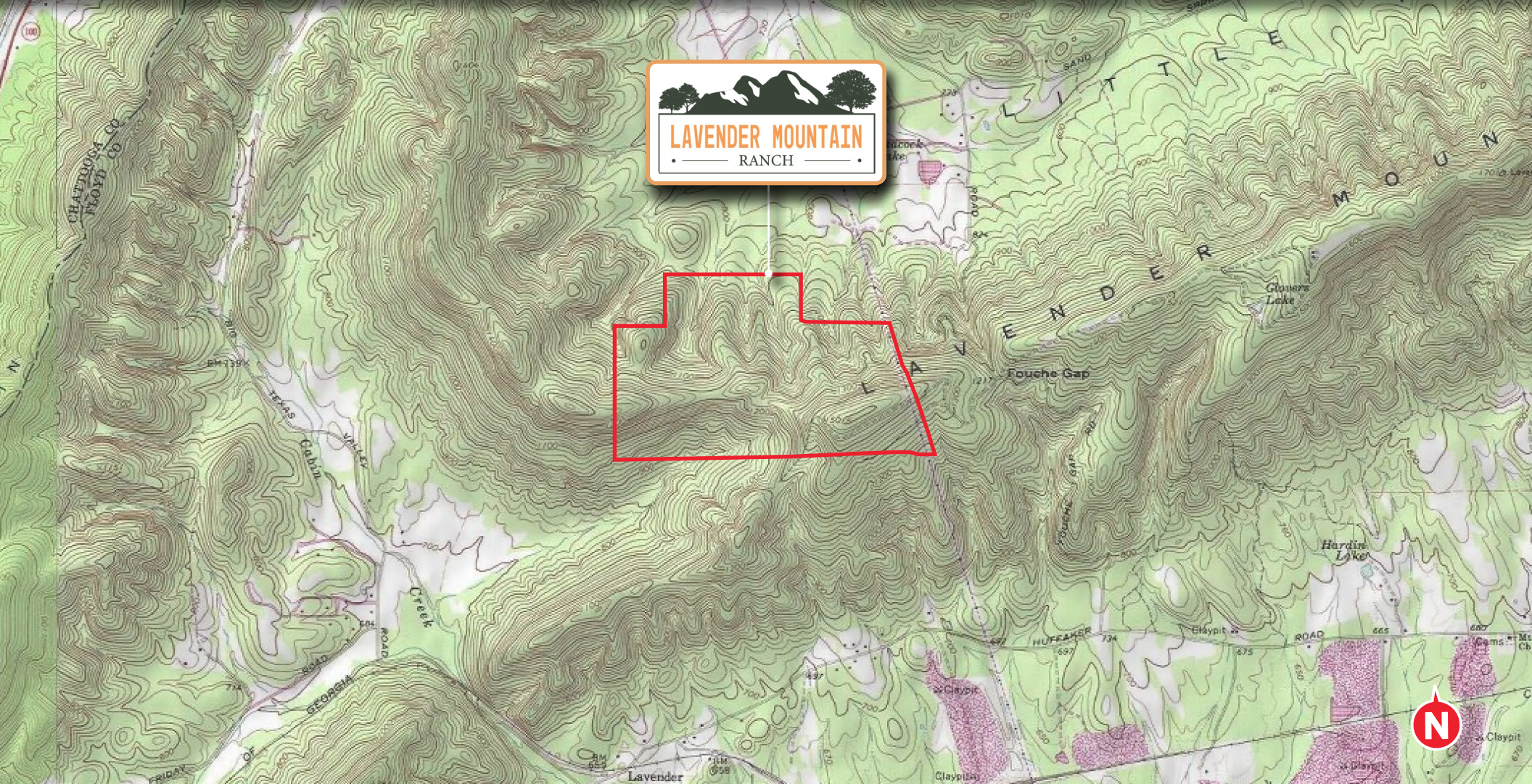


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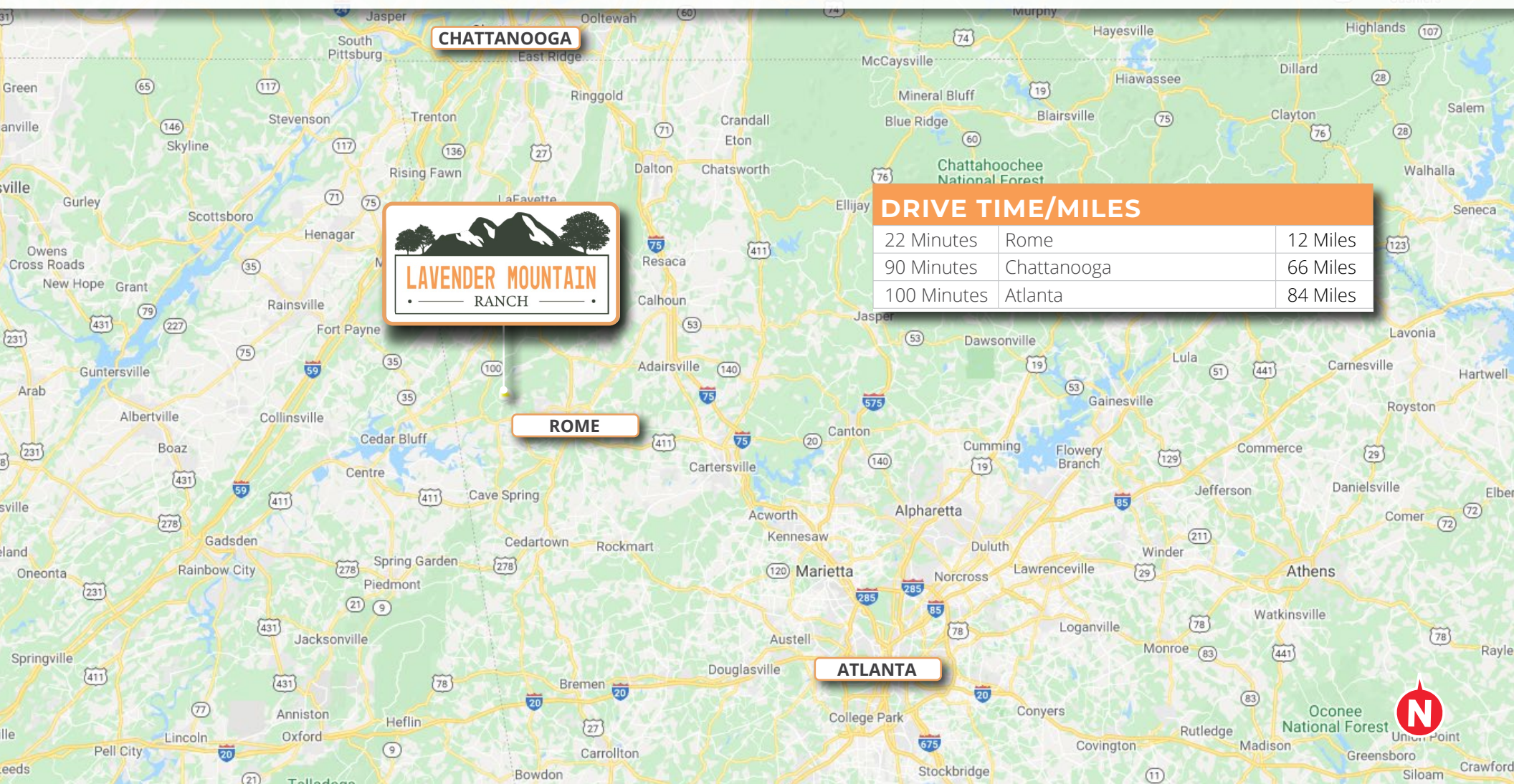
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DRIVE TIME/MILES		
22 Minutes	Rome	12 Miles
90 Minutes	Chattanooga	66 Miles
100 Minutes	Atlanta	84 Miles



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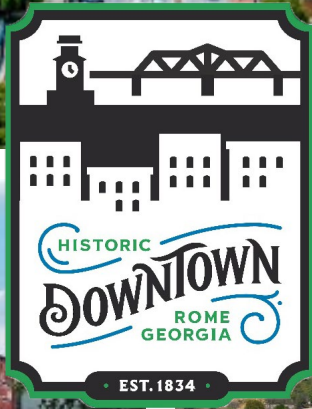


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AREA OVERVIEW

Nestled in the foothills of the southern Appalachian Mountains, Rome is an outdoor enthusiasts paradise.

Home to the Berry College WMA and the Rocky Mountain Recreation Area, which combined, offer miles of hiking and biking trails, multiple stocked lakes, archery ranges, and hunting opportunities.

When you are not enjoying all the outdoor activities Rome offers, 11 miles away is the stadium for the Rome Braves, the Atlanta Braves Class A affiliate. Just 1 mile further is historic downtown Rome, where you can enjoy one of the many restaurants along the banks of the Coosa or Etowah Rivers.



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HUNTING

Lavender Mountain is uniquely positioned between the Berry College WMA and the Rocky Mountain Recreation Area, which help support a healthy population of mature whitetail deer and turkey.

The various hardwood draws create natural funnels and provide excellent locations to hang your stands. Multiple areas throughout the property would make perfect small secluded food plots for wary mature deer.

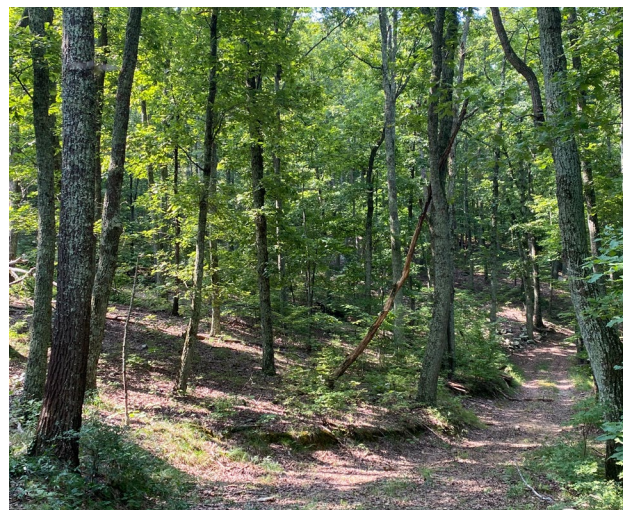


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