

#00-001 CHATTOOGA HIGHLANDS PRESERVE

747 magnificent acres located in Georgia on the Georgia-Alabama Line, in Chattooga and Floyd Counties. Breath taking views, awesome hunting, beautiful timber, frontage on the Chattooga River.

This spectacular retreat has a little of it all for under \$2,000/acre!

Offered at \$1,475,000 - \$1,975/acre.

(This property is being offered through a cooperating Georgia Broker)



Eric Leisy, ALC,GRI
Land Broker
Eric@GreatSouthernLand.Com
334-657-6707



GreatSouthernLand.com

CHATTOOGA HIGHLANDS PRESERVE

Welcome to **Chattooga Highlands Preserve**, a unique opportunity to own 747 +/- acres of land on the Alabama-Georgia state line. This property offers unmatched recreational value and stunning natural features.

Not Your Average Property

Chattooga Highlands Preserve is perfect for those seeking exceptional recreational opportunities. The property boasts outstanding hunting for trophy bucks, mature gobblers, doves, and quail. With approximately 1,700 feet of frontage on the Chattooga River, breathtaking mountain views, mature pines, massive hardwoods, food plots in place, an excellent road system, and great fishing, this property is an incredible value at under \$2,000 per acre—making it one of the best deals in the Southeastern US.

A Versatile Landscape

This is one of the most unique properties on the market today. With mountain views and river frontage, you truly get the best of both worlds. The higher elevations offer stunning vistas, while the Chattooga River provides opportunities for fishing, kayaking, or simply enjoying the peaceful surroundings. It's an ideal spot for outdoor enthusiasts or anyone seeking a serene retreat.

Prime Location

Chattooga Highlands Preserve is situated on the Alabama-Georgia state line. The west line of this land is literally the state line between Alabama and Georgia! Despite its secluded and peaceful setting, the property is only a short drive from essential amenities and services. Whether you're traveling from Atlanta, Birmingham, or Chattanooga, this prime location offers the perfect balance of accessibility and seclusion. This property is located in both Floyd County and Chattooga County, Georgia.

Conservation Easement

A conservation easement is in place to protect the property's diverse ecosystems, helping ensure the preservation of its unique features for generations to come. Two building envelopes allow you to build a home, cabin, or lodge on the land. One of the building envelopes is located on top of the mountain, and the other is on a knoll down by the river. You can also manage and harvest the timber. The area that has the mature pine plantation could be cleared and converted back to farmland if desired. This portion of the property is designated as Agriculture.

Make It Yours

If you value recreational land with natural beauty, abundant wildlife, and almost endless potential, Chattooga Highlands Preserve is your opportunity. This is more than a property—it's a chance to own a piece of timeless land with a degree of recreational value, mature timber, spectacular mountain views, and frontage on the Chattooga River for under \$2,000/acre!

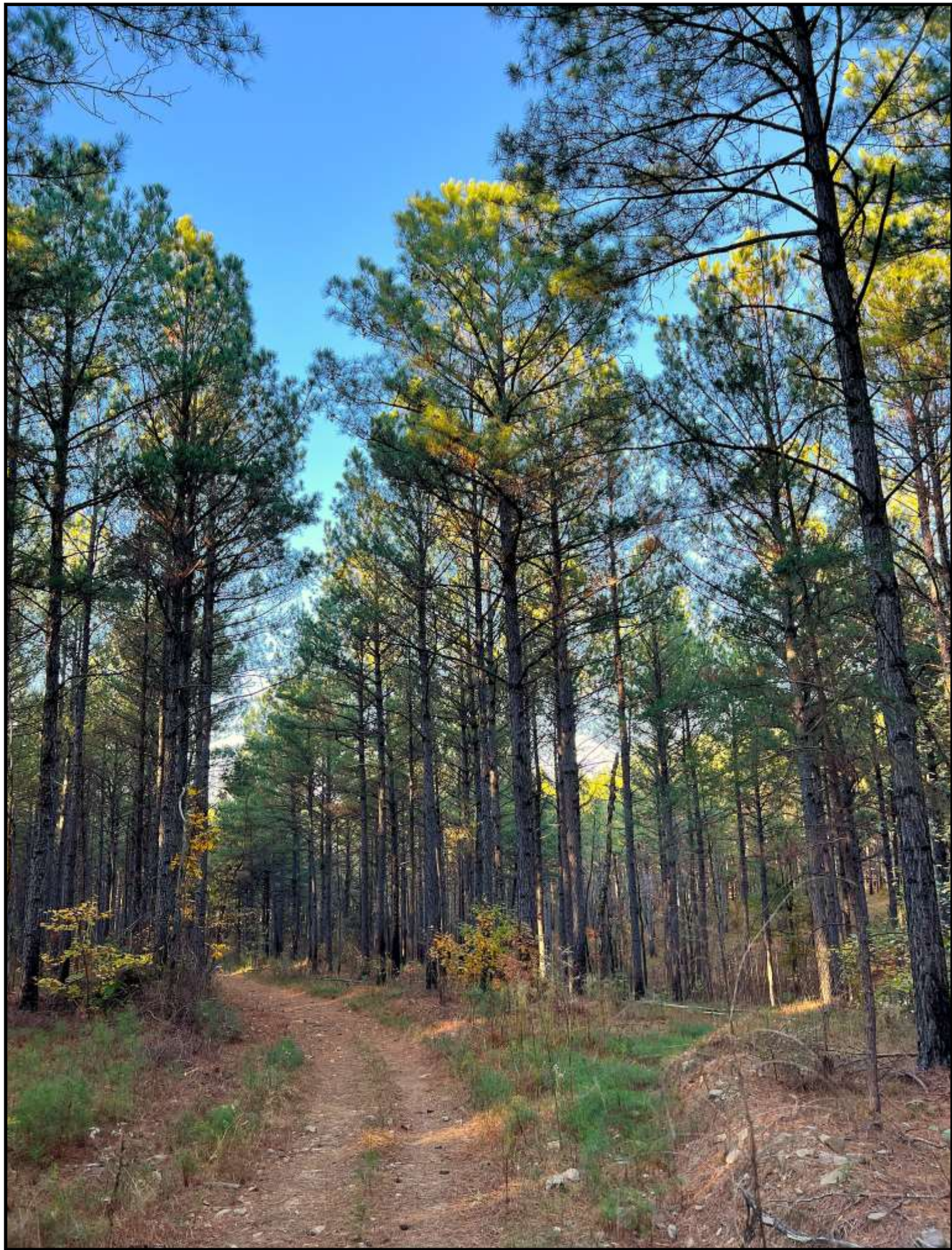
To learn more about **Chattooga Highlands Preserve** and make it your own, please call me, Eric Leisy, at 334-657-6707.

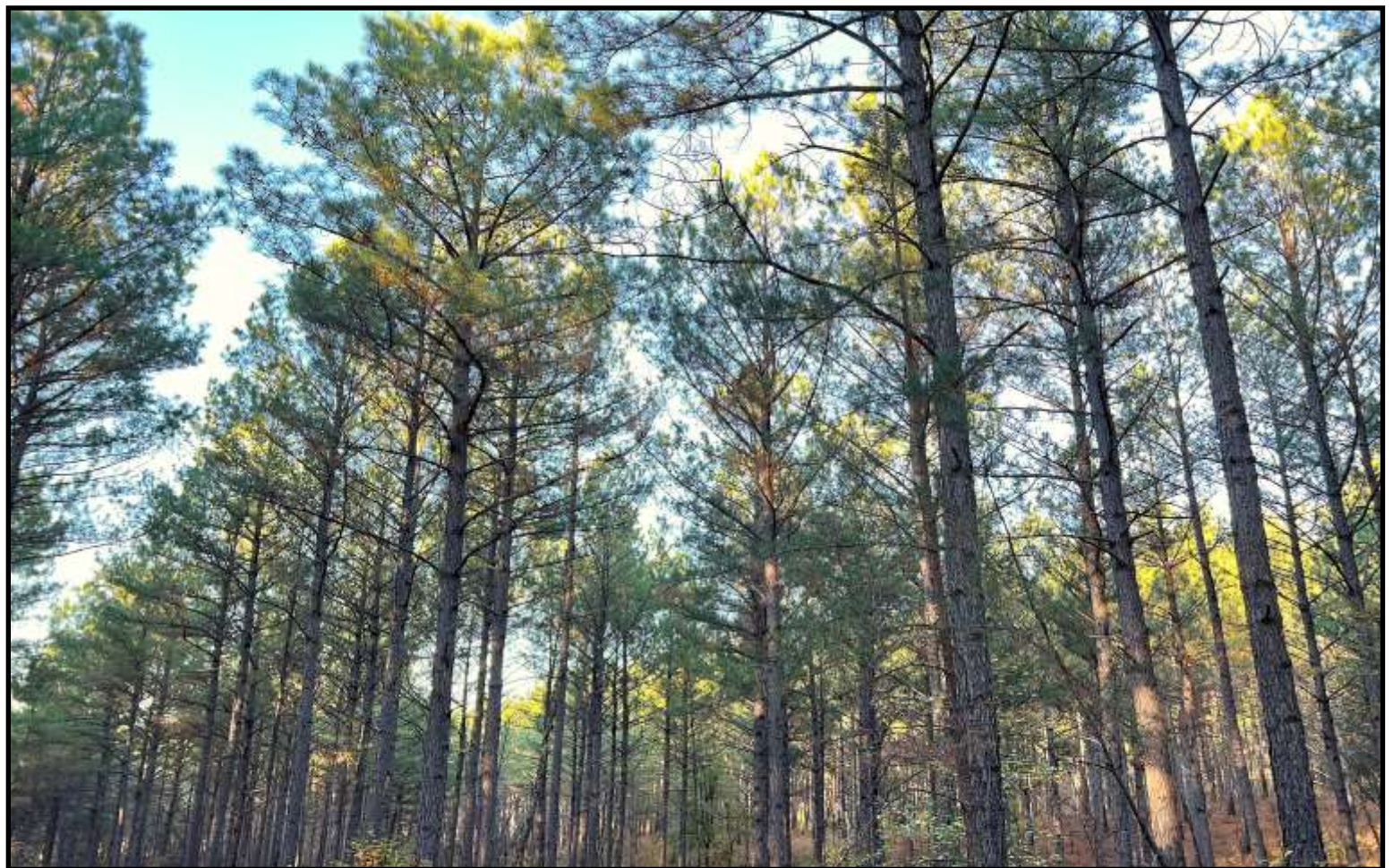
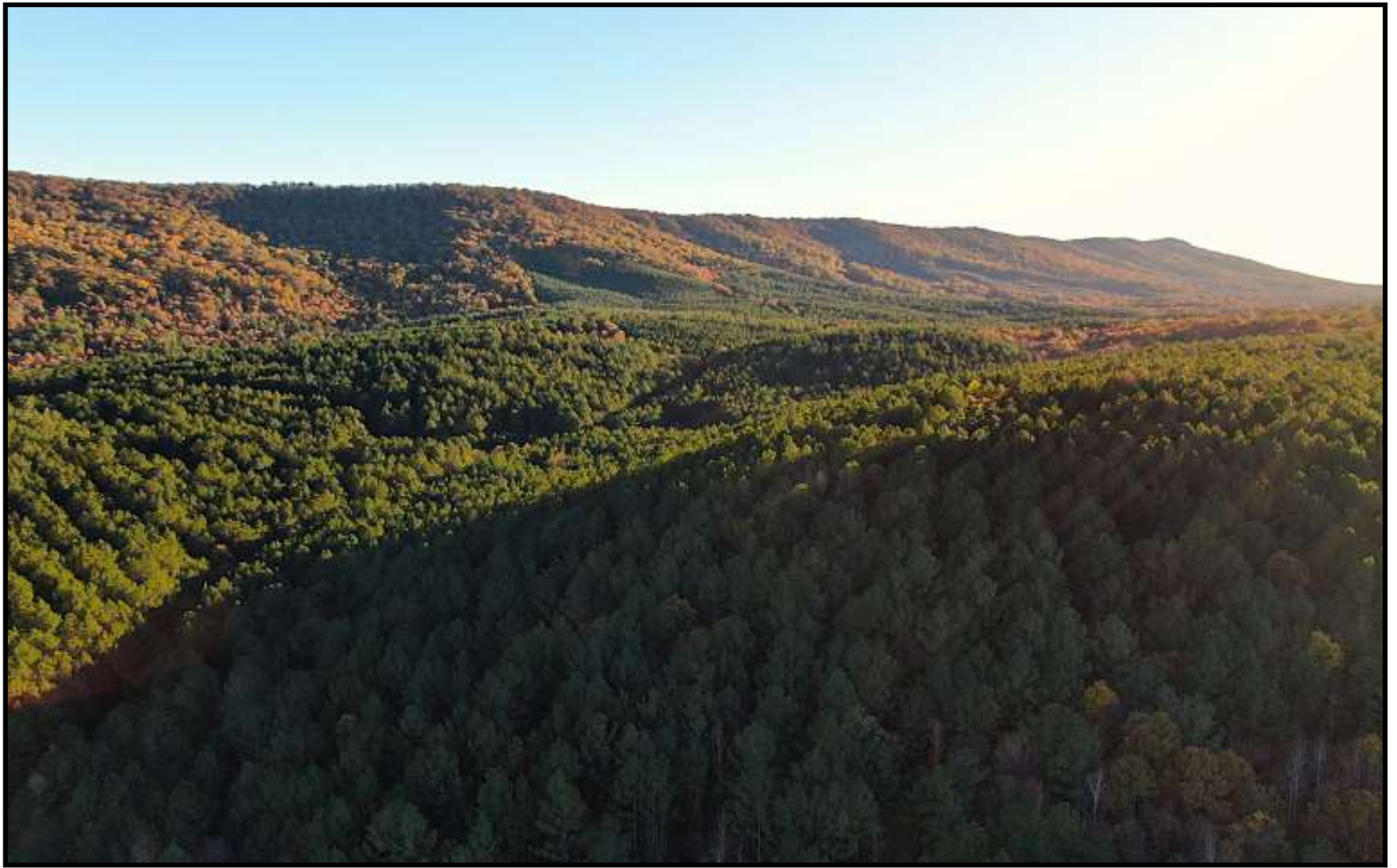




Meticulously managed pine plantation that is ready for a second thinning.









The current owners recently had a road built to the river and also graded out this nice beach area. This is the perfect spot to launch a canoe or kayak. Also, a great place to spend quality time with friends and family fishing and grilling.





Summertime fun on the Chattooga!



The deer hunting on the mountain can be exceptional.





The deer hunting has been beautifully managed over the years. Resulting in not only good numbers of deer, but also quality bucks!





How about those spurs! They are a legit 1.5 inches long.





There are some true limb hangers that call this mountain home!





