Keller Williams Realty Partners - Blairsville

Chad Lariscy 706-633-8186

LT 11 ROCKING CHAIR RIDGE **Mineral Bluff GA 30559**

List Price: **60,000** Type: **Vacant Lot**
Mls#: **299399** DOM: **707** CDOM: **707** Status: **Active**
Area: **Ar 6 Fannin, Sub 2** Year Built:
Tax IDs: **0027 010**

Selling Broker Commission: **5** Variable Com: **No**

Acreage: **3.04**	Zoning:	Land Lot: **2**	District: **8** Section: **1**
Add Acres: **No**	Plat/Surv Avl: **Yes**	Lot Number: **11**	Deed Book: **733** Page: **580**
County: **Fannin**	Restrict/Covent: **Yes**	Subd: **Rocking Chair Ridge**	Plat Book: **D338** Page: **5**
	Water Name:		Assoc Fee/Annual$: **Yes** **250**
	Sp Cond:		

View: **Mountain**	Water: **None**
Road: **Gravel**	Sewer: **None**
Miles: **10-15 Miles**	Frontage: **Road**
Township:	Closing: **Possession At Closing**
Terrain: **Gentle, Rolling**	Schools:
Fin Terms: **Cash Finance**	Improvmt:
Amenities:	

Character: **Wooded**
Limited Ser Will Not Pr:

From intersection Hwy 515 & Hwy 5, take 515 towards Blairsville. Turn L on Hwy 60 towards Mineral Bluff. Turn R on Hardscrabble Rd. Go 5.1 miles, turn L into Rocking Chair Ridge.

A growing community that could serve as a great investment property, rental property, or a great site to build your forever home here in the mountains! 3.04 acres located in a subdivision that offers wooded and private acres for seclusion. Picture this - potential long range, year round mountain views from your porch that is your ultimate relaxation spot. Location close to the NC border but also convenient to historic DT Blue Ridge for shopping and restaurants, hiking trails galore, mountain biking opportunities, Lake Blue Ridge fun, and other area attractions!

Sign, Go to property. Call/text 706-633-8186 for more information.

Owner: **Ormes** Phone: Show: **Sign, Go to Property**

List Agent: **The Mountain Life Team** Phone: **706-745-3123** Co-List: **Heather Byers** Ph: **706-835-5121**
List Office: **Keller Williams Realty Partner: KWSP** Phone: **678-494-0644** Fax: **678-494-0645** Brokerage #: **64730**
Agency: **Exclusive Right of Sale** Email: **info@themountainlifeteam.com** Agent lic#: **0**

This information is deemed reliable but is not guaranteed. All square footage is estimate only. Square footage can be measured in different ways. Square footage should be independently verified by the consumer.

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