

FOR SALE

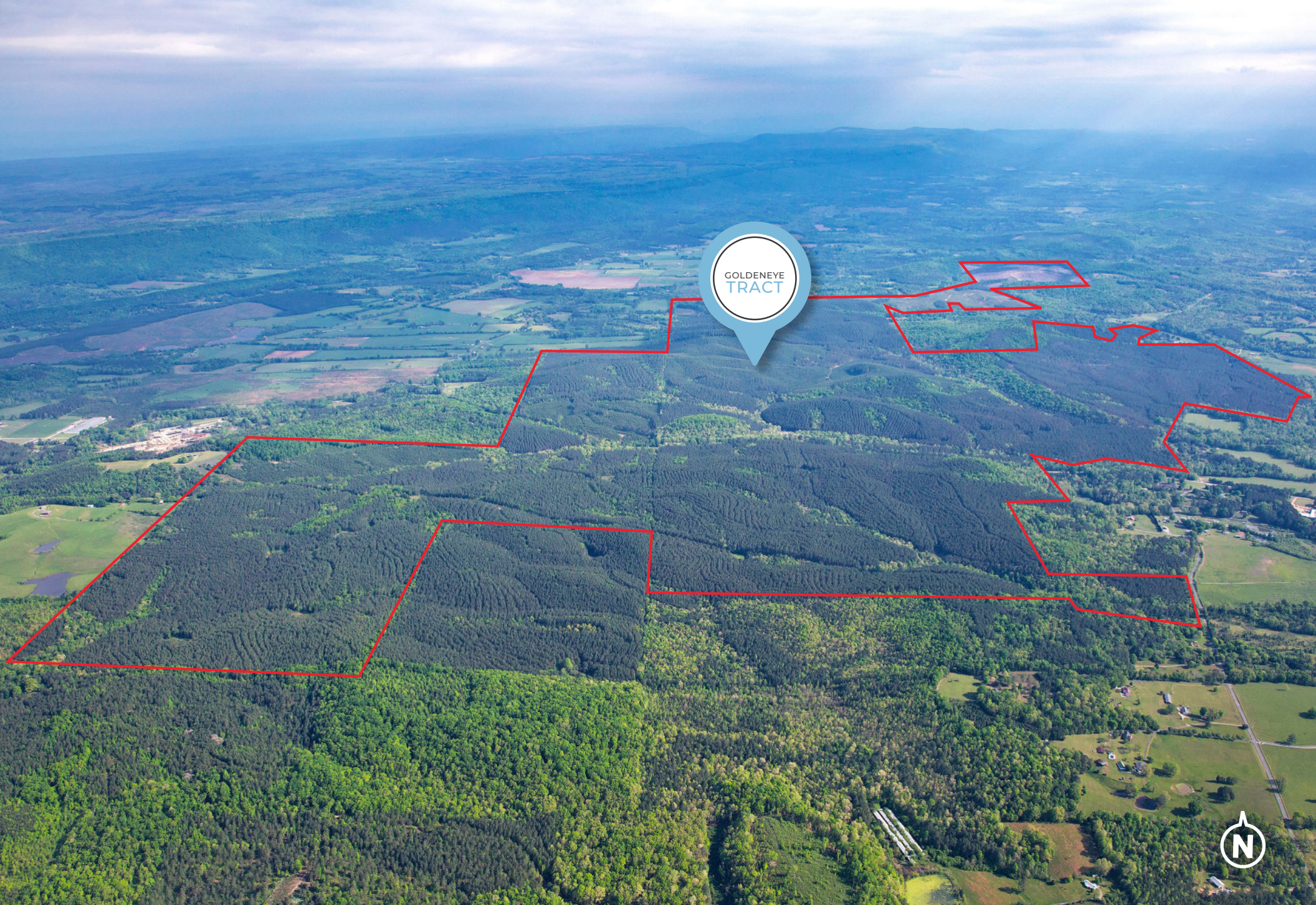


2,654 +/- ACRE TIMBER/RECREATIONAL LAND  
**GOLDENEYE TRACT**

CHATTOOGA COUNTY, GEORGIA











## PROPERTY INTRODUCTION

Macallan Real Estate is pleased to present for sale the Goldeneye Tract, 2,654 acres of beautiful timber and recreational land in the foothills of the Appalachian mountain range. One of the largest privately owned parcels in Chattooga County, this property lies directly between the Summerville and Menlo city limits, bifurcated by Georgia highway 48. It has frontage on multiple paved public roads and features multiple access points. A well-established trail system provides access to even the most remote parts of the property. The Goldeneye Tract's timber inventory is a mix of professionally managed pine plantations and natural hardwoods presenting an excellent opportunity for future timber revenues.



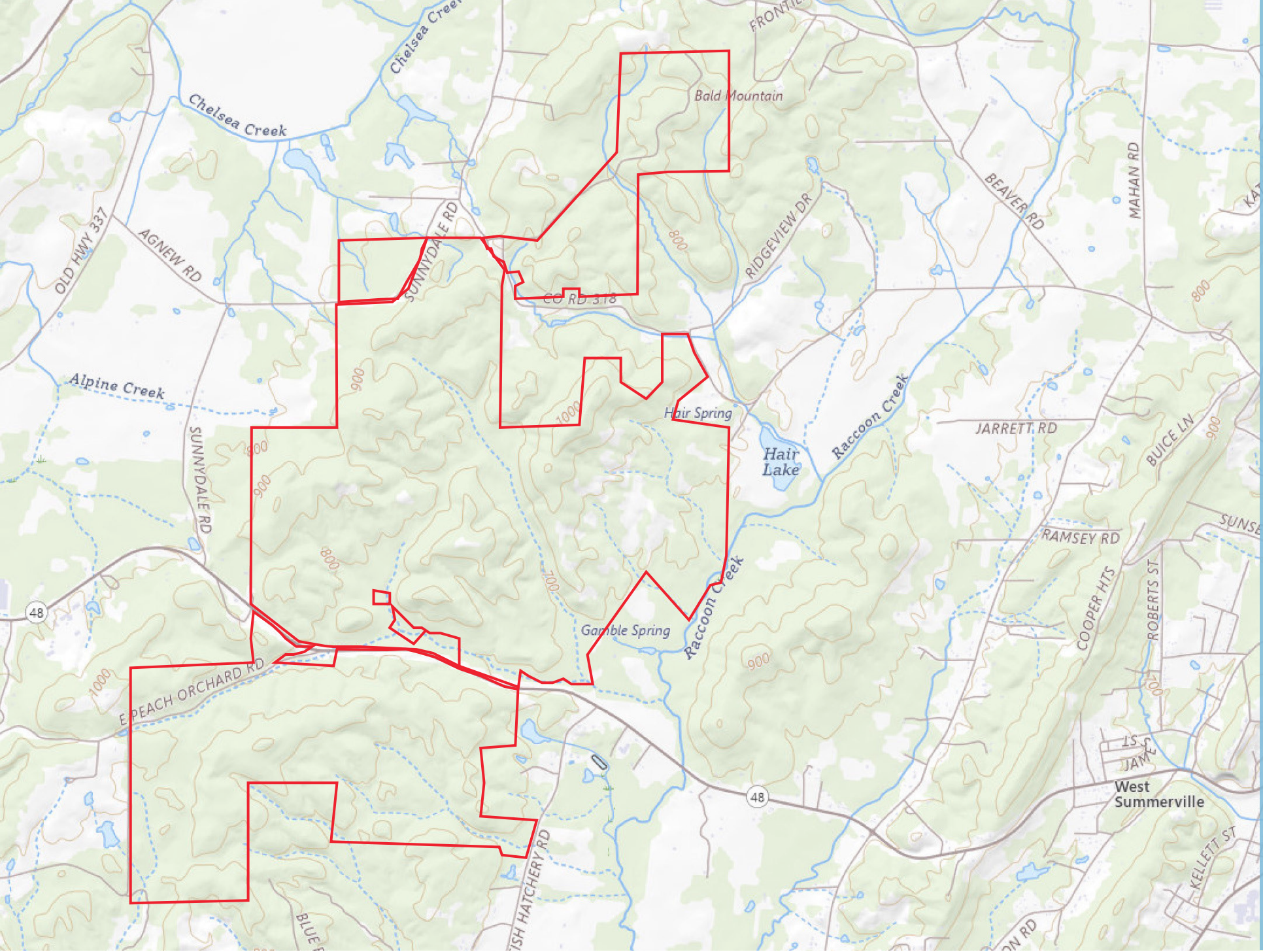
# PROPERTY FEATURES

- | 2,654 +/- Acres
- | Beautiful rolling topography
- | Well-managed timber inventory
- | Over one mile of dual frontage on Highway 48
- | Other frontage roads include Fish Hatchery Road, Peach Orchard Road, Sunnydale Road, and Hair Lake Road
- | Multiple access points
- | Trail system throughout property
- | Frontage on Raccoon Creek
- | Owner will subdivide - See page 10

**ASKING PRICE: \$9,842,900**



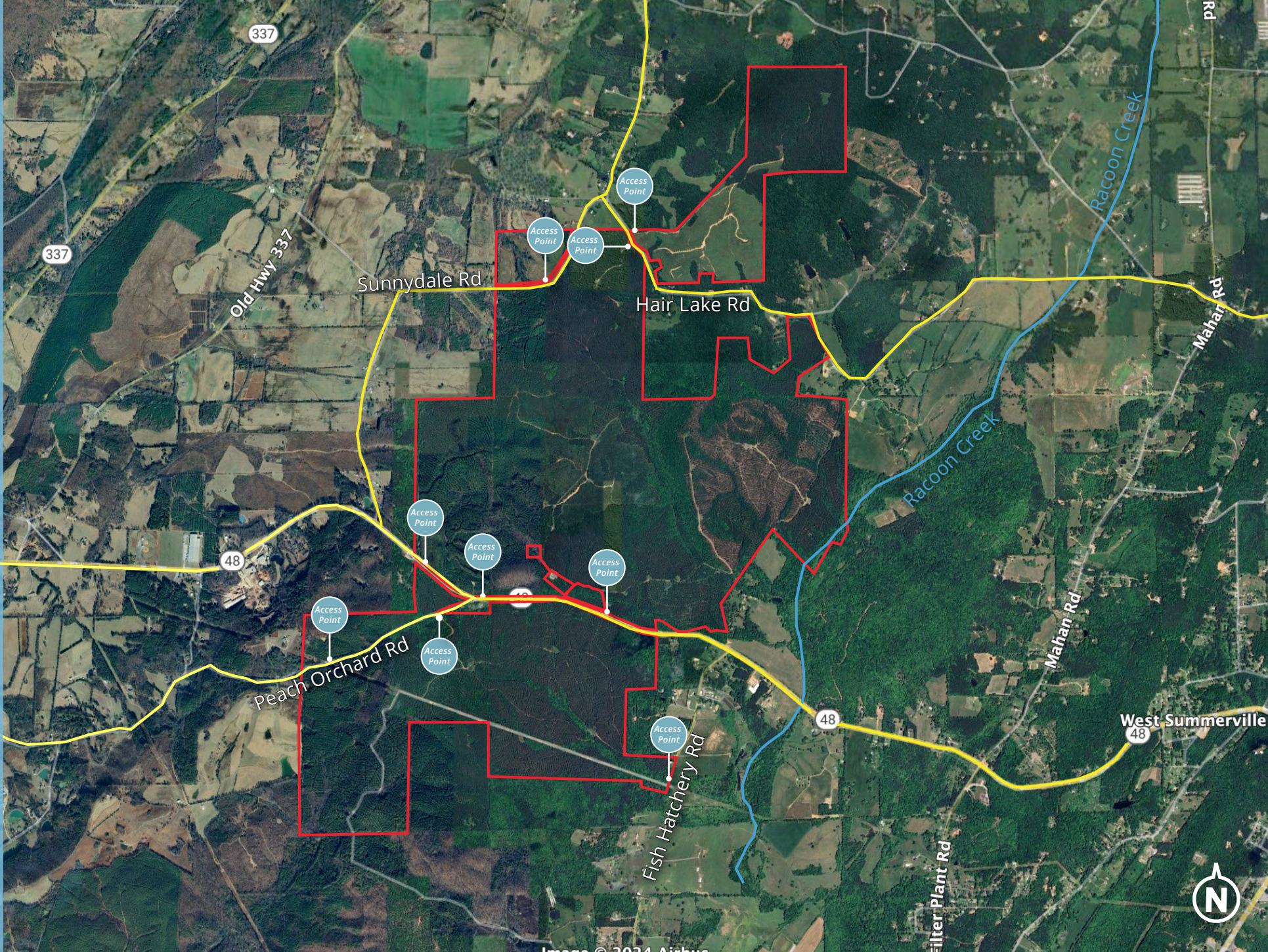




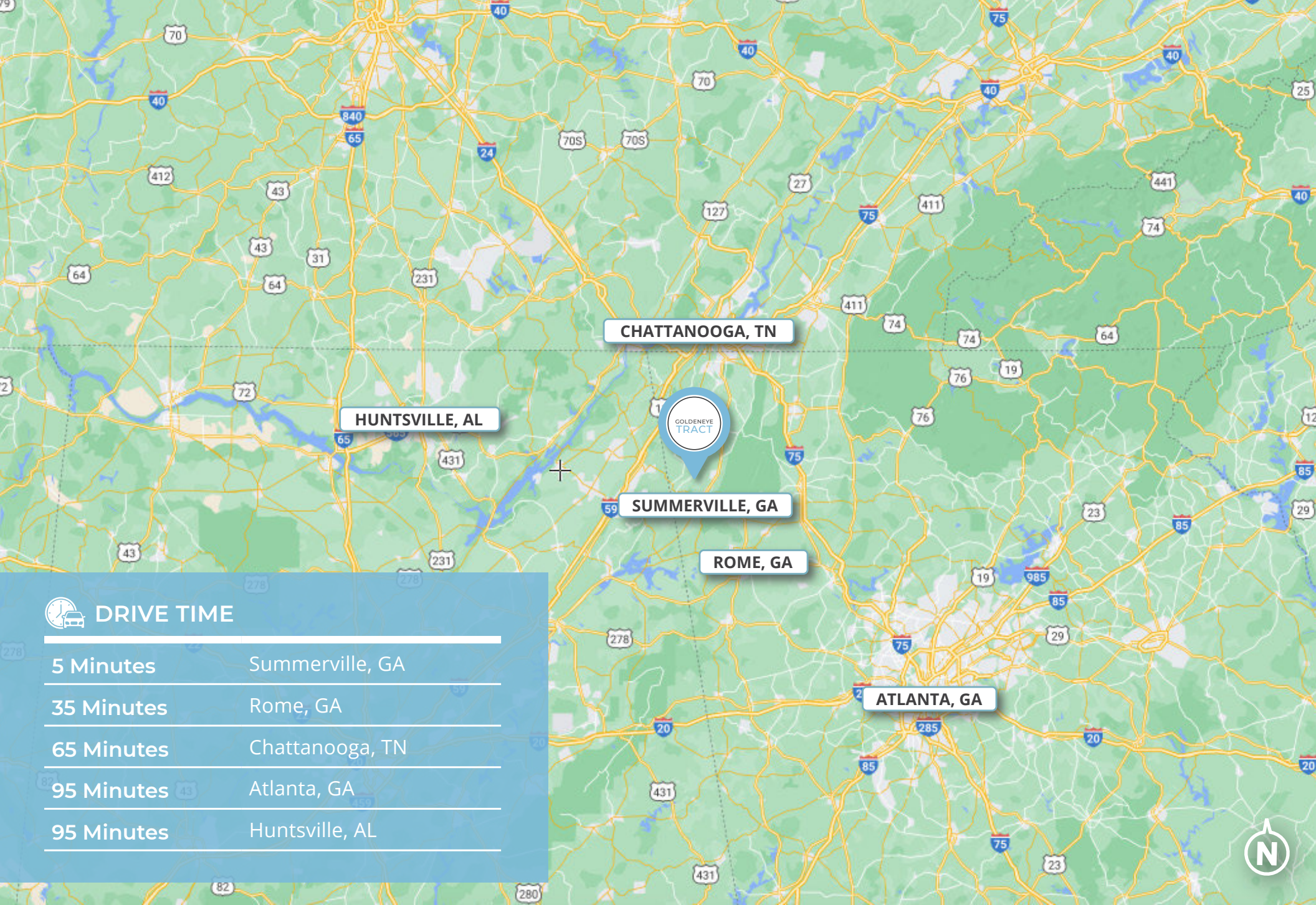
TOPOGRAPHIC MAP



PARCEL MAP







 **DRIVE TIME**

5 Minutes	Summerville, GA
35 Minutes	Rome, GA
65 Minutes	Chattanooga, TN
95 Minutes	Atlanta, GA
95 Minutes	Huntsville, AL



# SUMMERVILLE GEORGIA

CLICK HERE  
FOR MORE ON  
SUMMERVILLE

AREA OVERVIEW



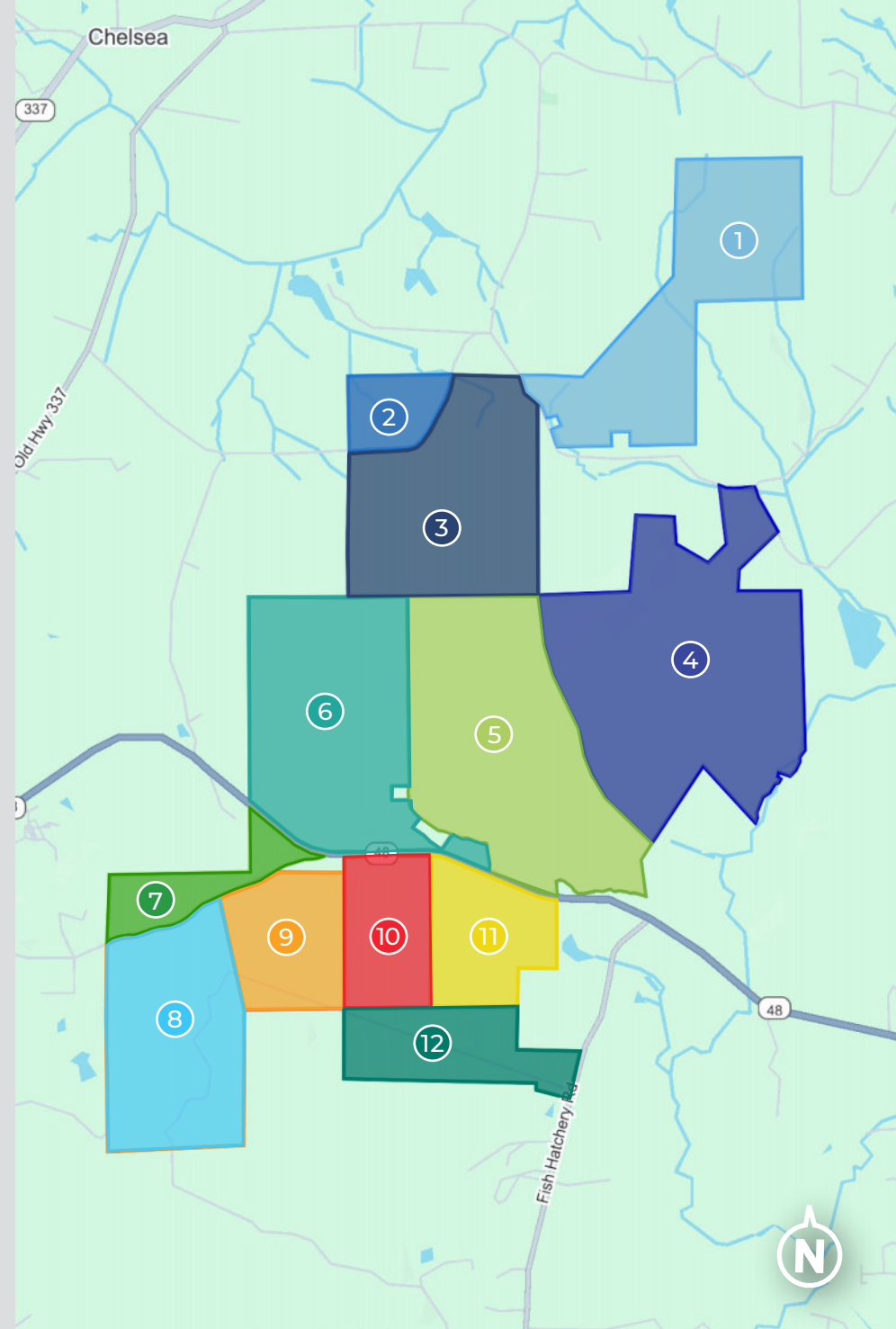
Established in 1838 and known for its rich history and vibrant community, Summerville is the largest city in and county seat of Chattooga County. It served a key role during the civil war and is considered to be the birthplace of General Sherman's "March to the Sea" after Sherman telegraphed President Abraham Lincoln from the town to outline his plan.

The town was named Summerville for its popularity as a summertime destination due to its proximity to parks, hiking trails, and the Appalachian Mountains. The charming downtown is home to multiple shopping and dining options.



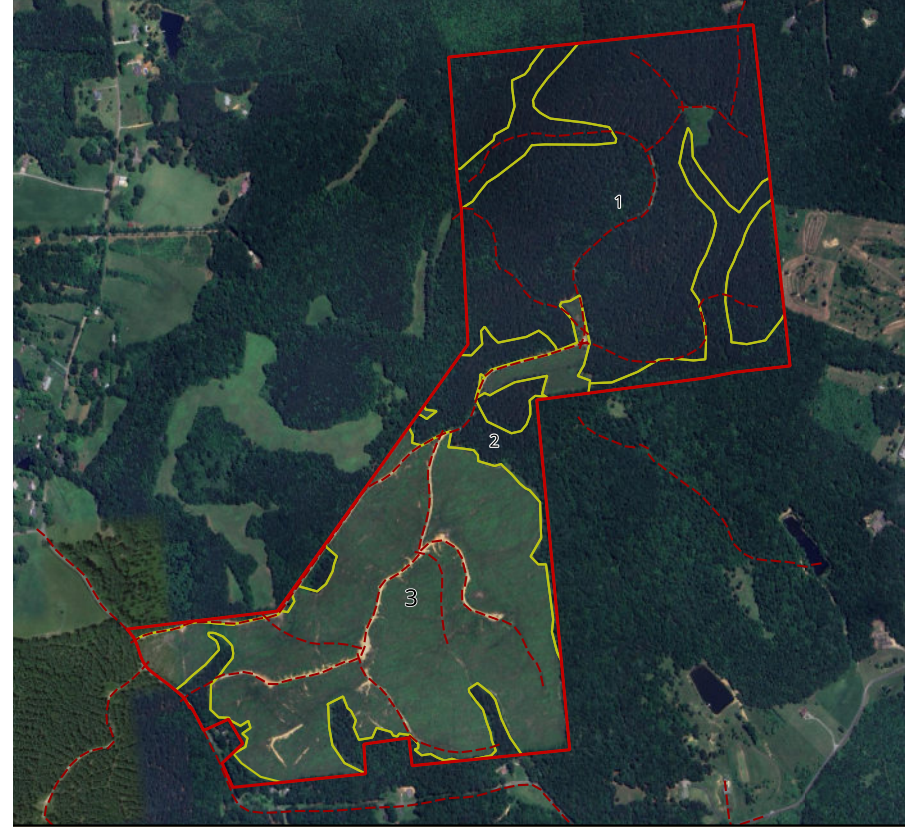
# ASSEMBLAGE MAP

Parcel	Acres	Price/Acre	Price
1	287.5	\$3,750	\$1,078,125
2	54.1	\$5,000	\$270,500
3	289.4	\$3,750	\$1,085,250
4	485.5	\$3,500	\$1,699,250
5	397.6	\$3,500	\$1,391,600
6	336.5	\$3,500	\$1,177,750
7	70.1	\$5,000	\$350,500
8	250	\$3,750	\$937,500
9	124.2	\$3,950	\$490,590
10	110.3	\$3,950	\$435,685
11	123	\$3,950	\$485,850
12	125.8	\$3,500	\$440,300
<b>Total</b>	<b>2,654</b>	<b>\$3,709</b>	<b>\$9,842,900</b>





# PARCEL ONE

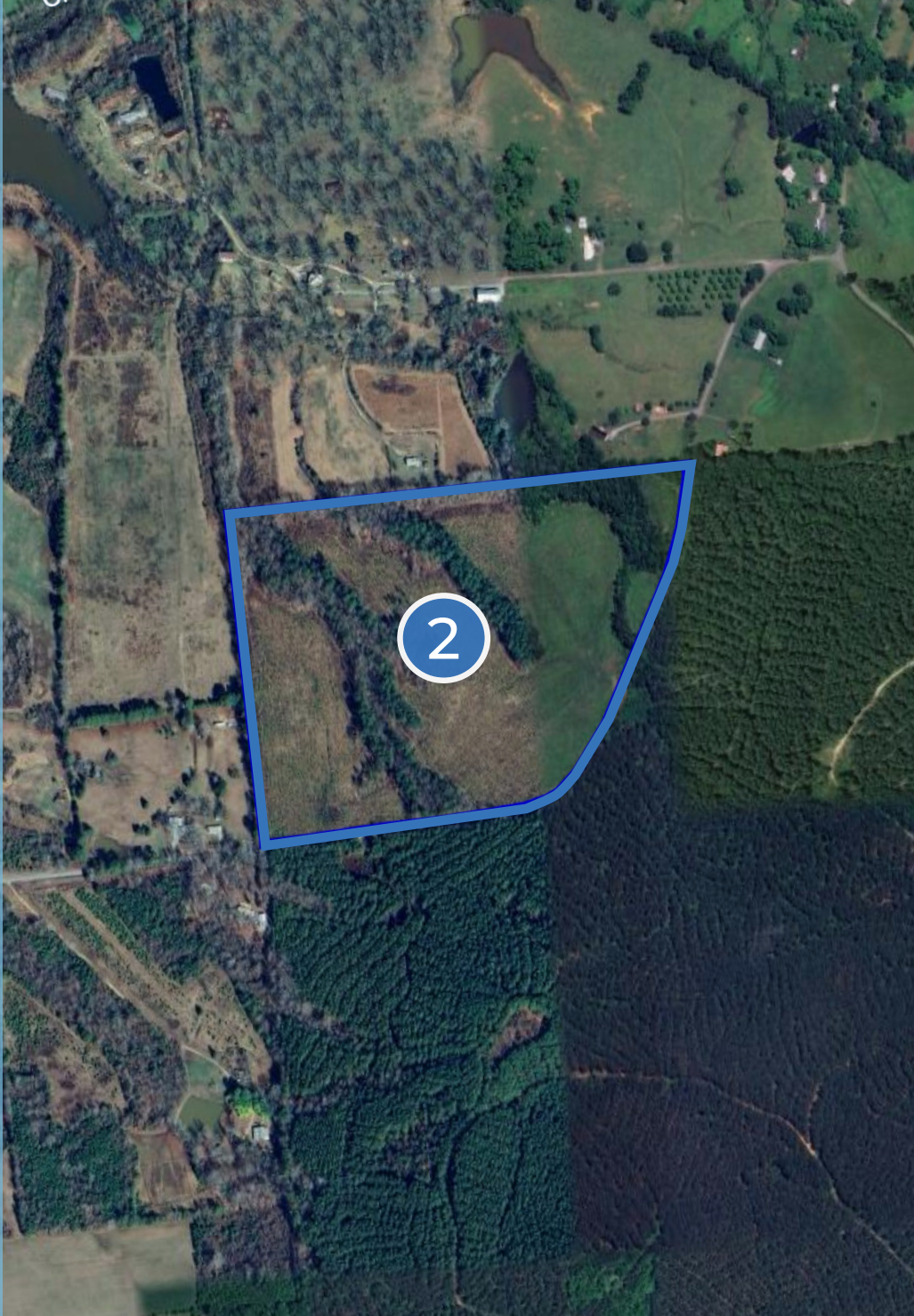


- | 287.5 Acres
- | Rolling topography offering long range views
- | Approximately 1,200' of paved road frontage on Hair Lake Road
- | Existing trail system
- | Multiple potential homesites
- | Access to public water

**ASKING PRICE: \$1,078,125 (3,750 PER ACRE)**



# PARCEL TWO

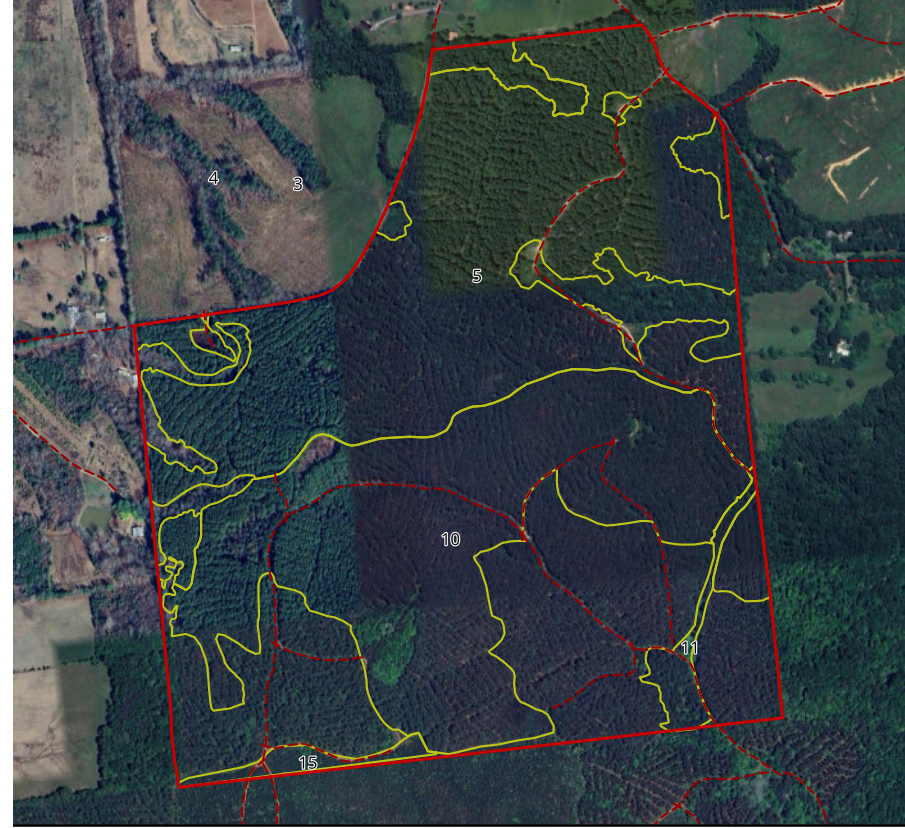


- | 54.1 Acres
- | Approximately 2,800' of paved road frontage on Sunnydale Road
- | Multiple potential homesites
- | Access to public water

**ASKING PRICE: \$270,500 (\$5,000 PER ACRE)**



# PARCEL THREE

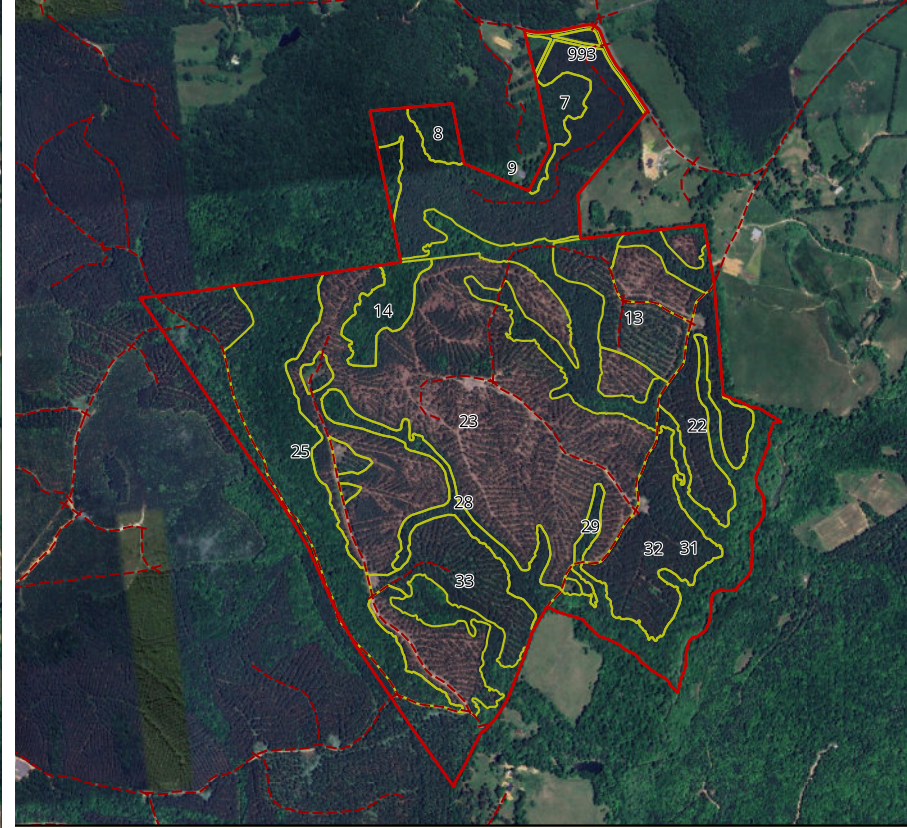
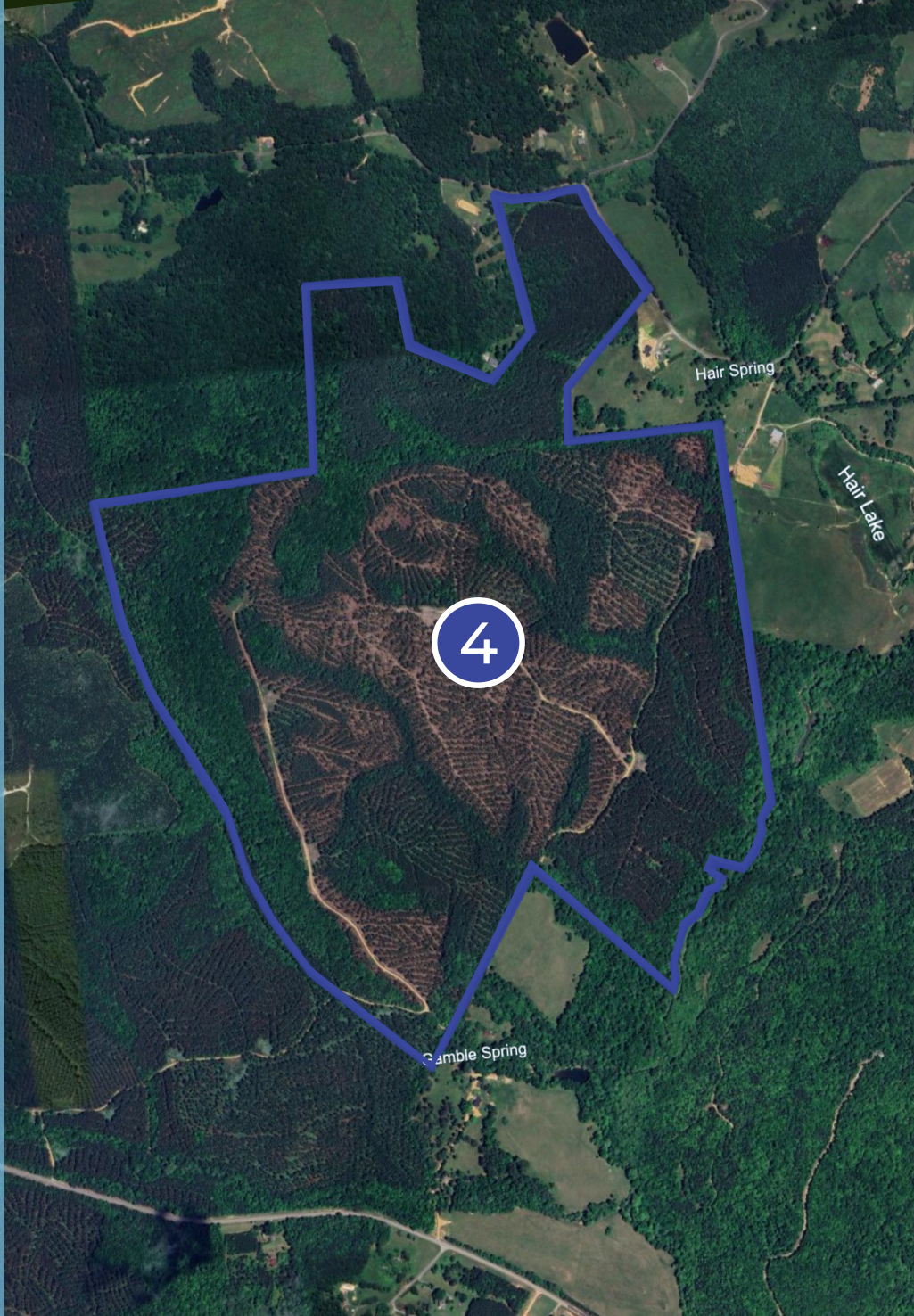


- | 289.4 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Over ½-mile of paved road frontage on Sunnydale Road and approximately 600' of paved frontage on Hair Lake Road
- | Existing trail system throughout
- | Multiple potential homesites
- | Access to public water

**ASKING PRICE: \$1,085,250 (\$3,750 PER ACRE)**



# PARCEL FOUR



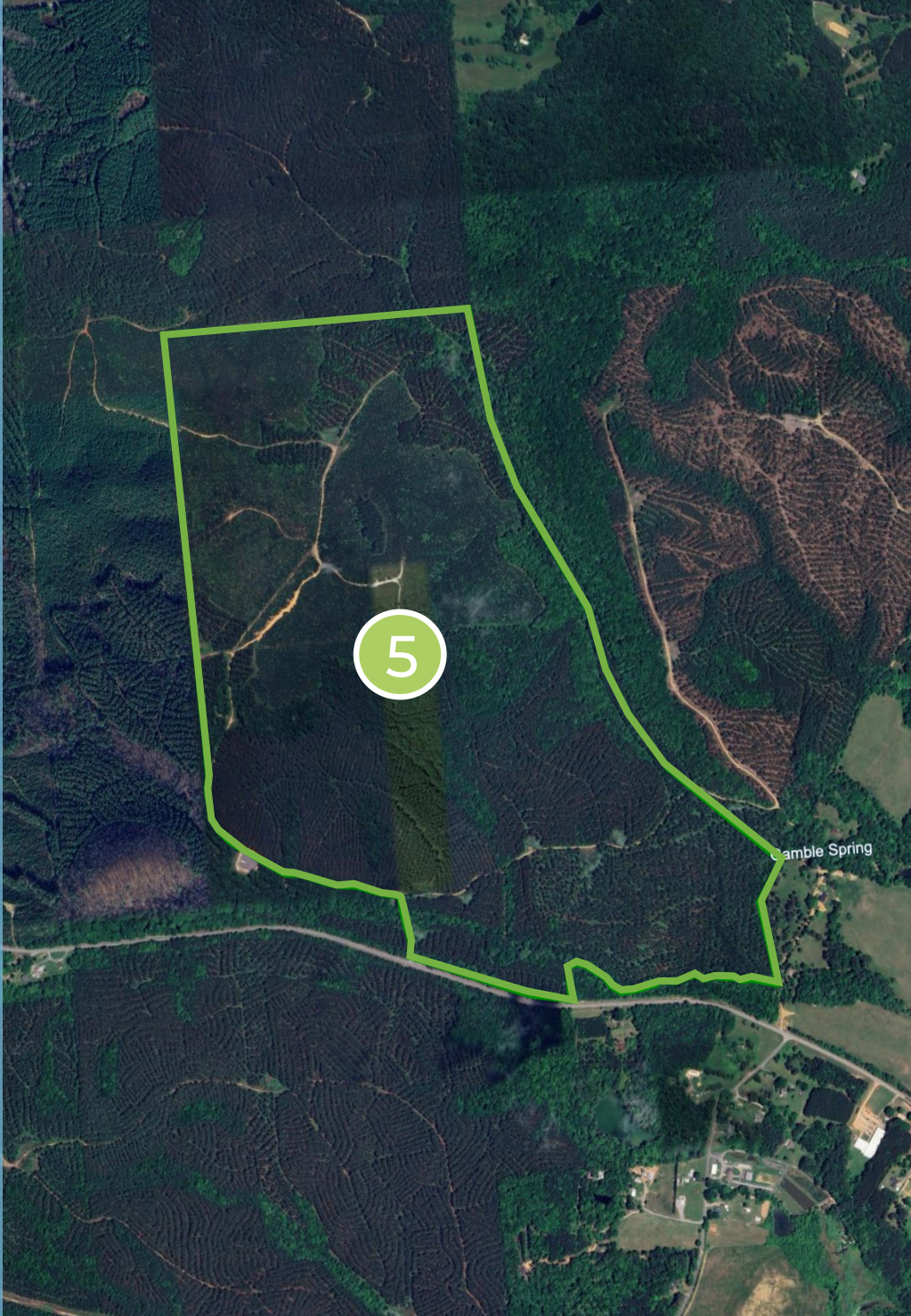
- | 485.5 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Approximately 1,700' of paved road frontage on Hair Lake Road
- | Frontage on Raccoon Creek
- | Existing trail system throughout property

Multiple potential homesites

**ASKING PRICE: \$1,699,250 (\$3,500 PER ACRE)**



# PARCEL FIVE

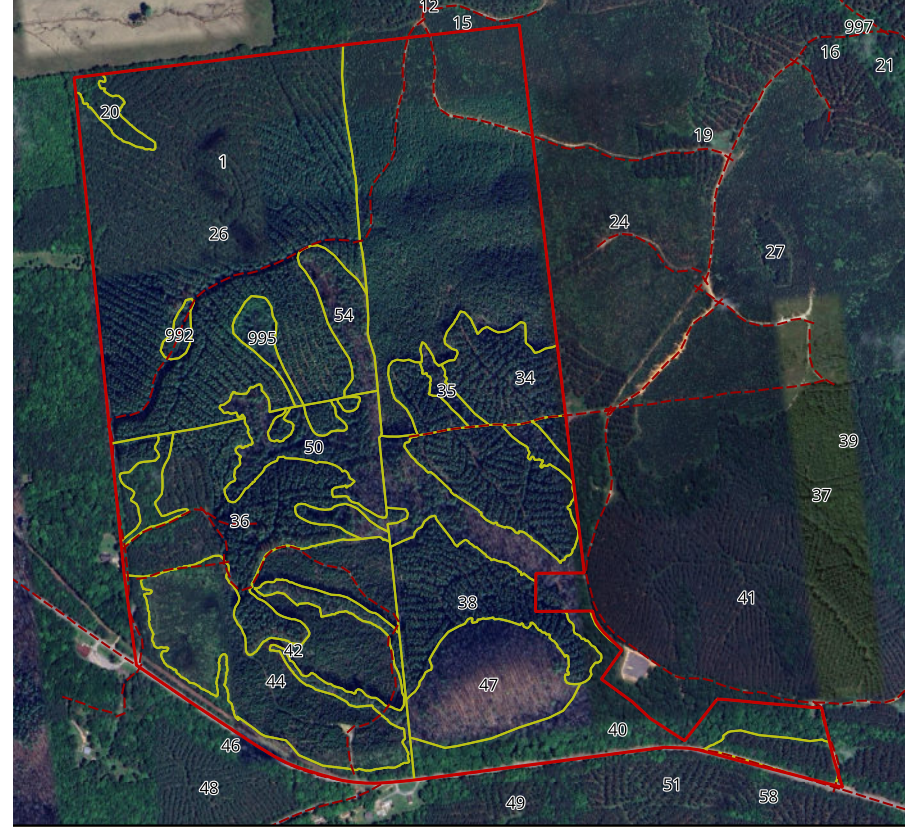
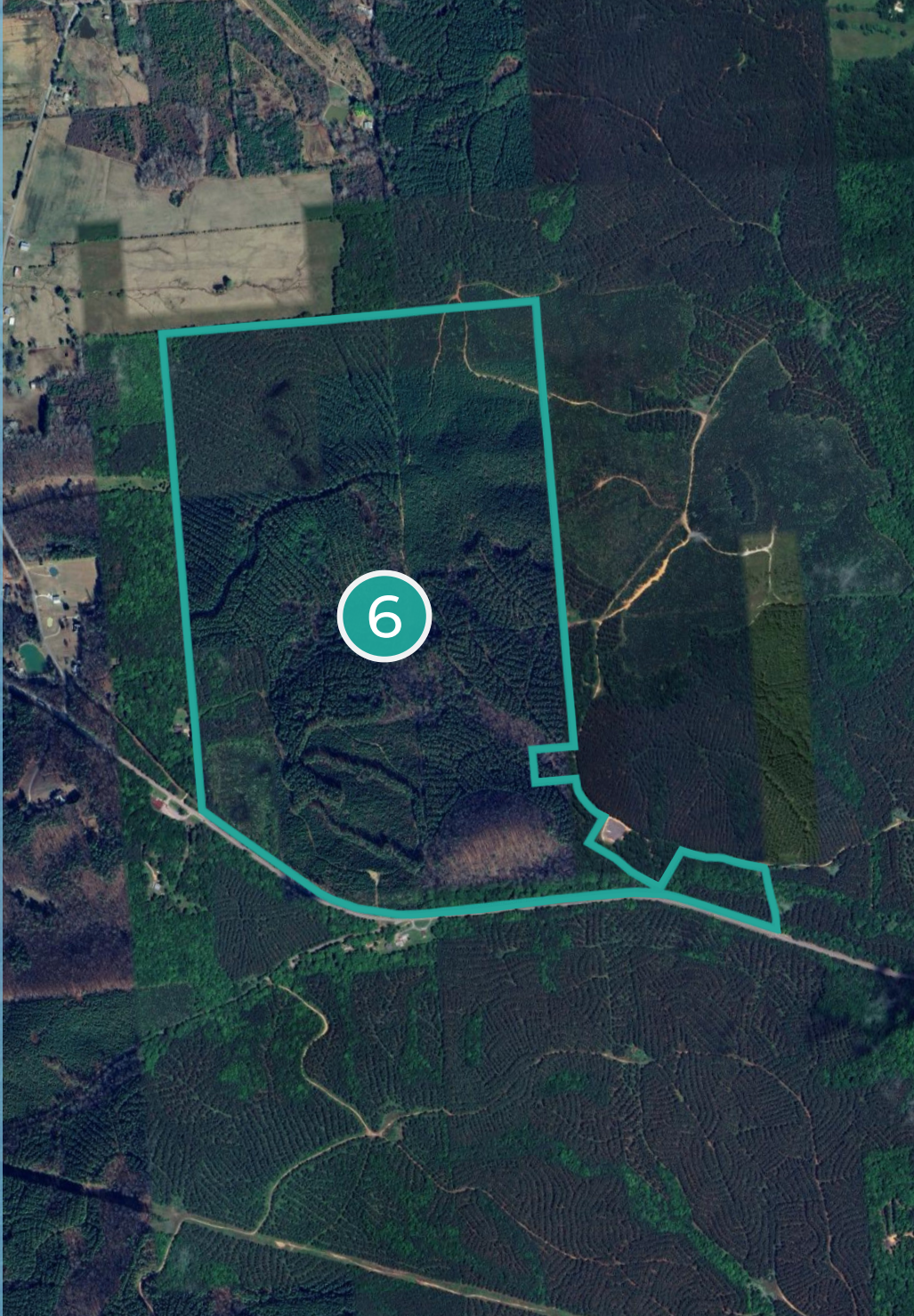


- | 397.6 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Approximately ¼ mile of paved road frontage on Highway 48
- | Existing shared access drive from Highway 48
- | Existing trail system throughout the property
- | Multiple potential homesites
- | Access to public water

**ASKING PRICE: \$1,391,600 (\$3,500 PER ACRE)**



# PARCEL SIX

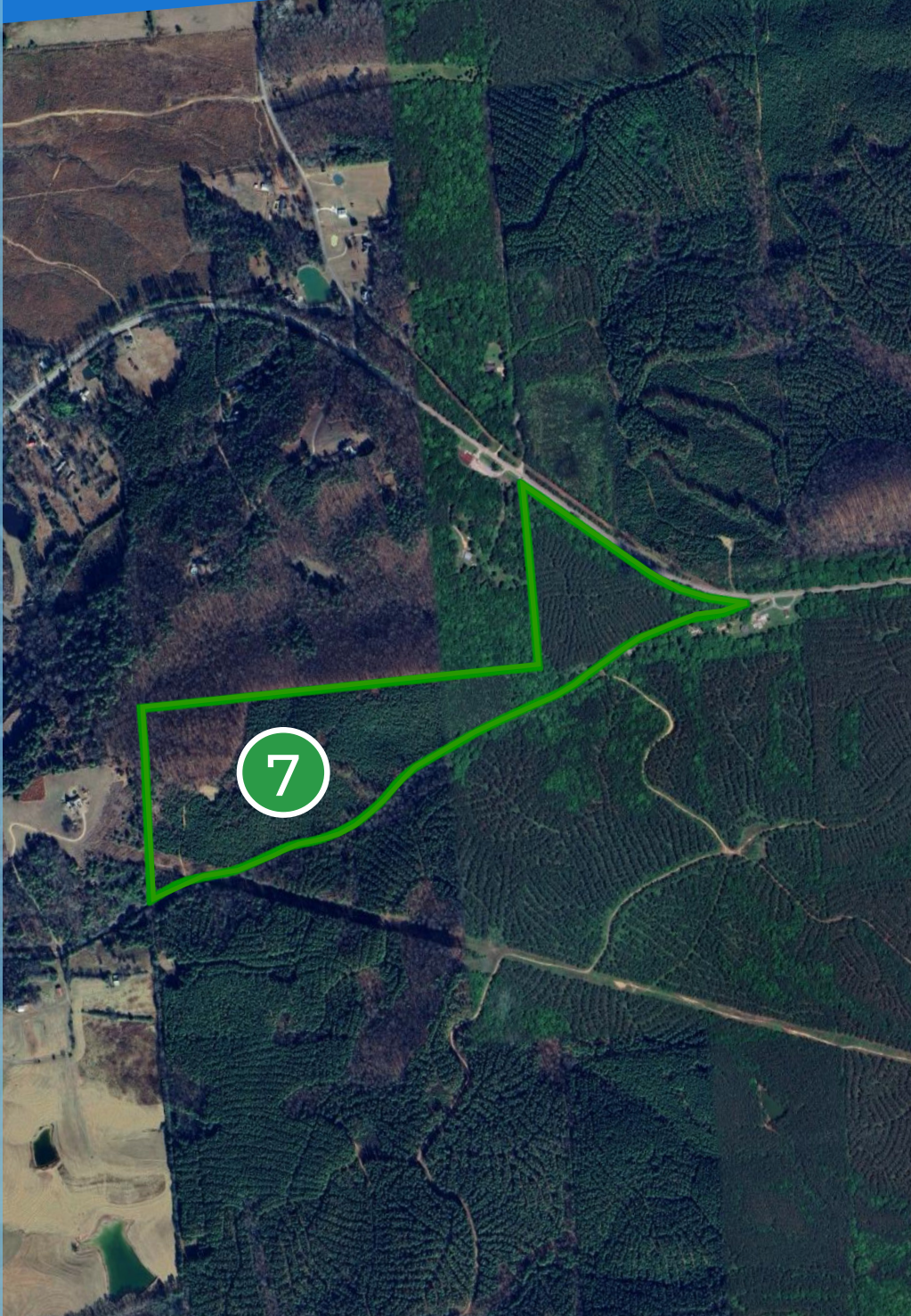


- | 336.5 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Just under 1 mile of frontage on Highway 48
- | Two existing access points off of Highway 48 – one shared and one private
- | Existing trail system
- | Multiple potential homesites
- | Access to public water

**ASKING PRICE: \$1,177,750 (\$3,500 PER ACRE)**



# PARCEL SEVEN

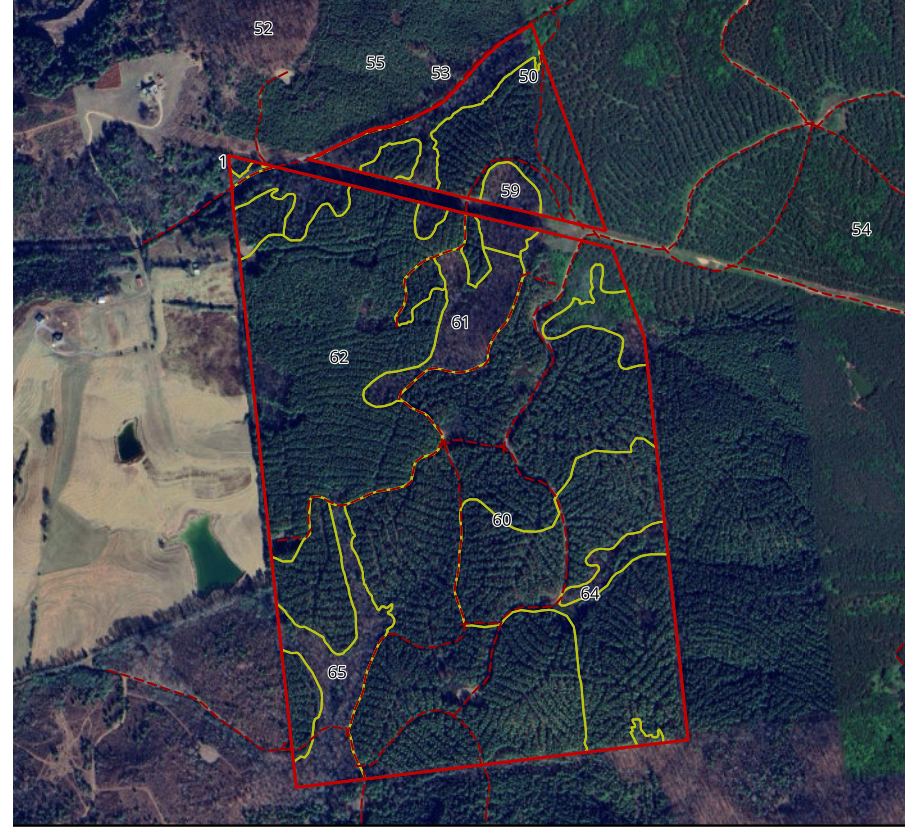
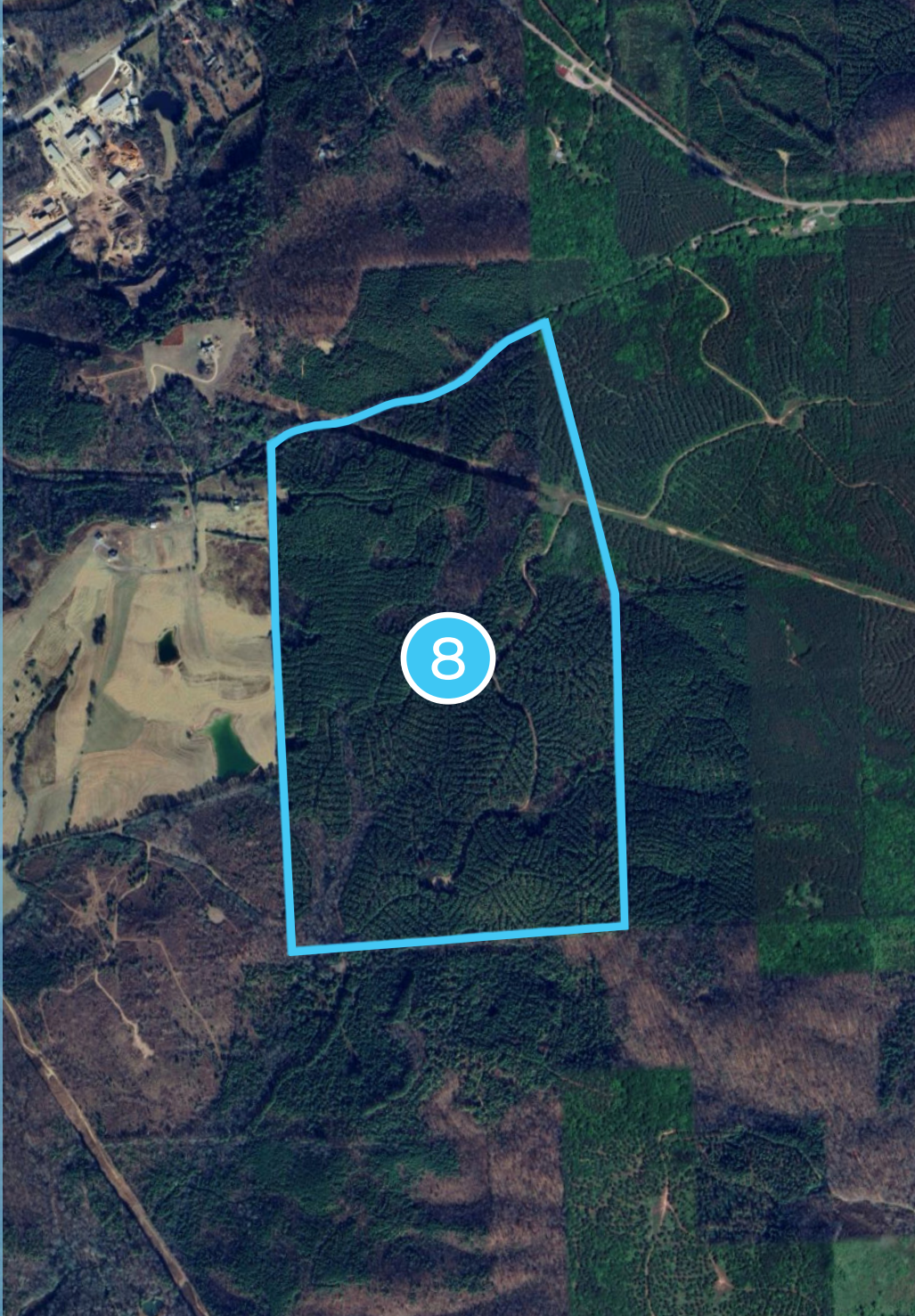


- | 70.1 Acres
- | Well managed timber inventory presents opportunity for future timber revenues
- | Approximately 1,630' of frontage on Highway 48
- | Approximately 4,500' of frontage on Peach Orchard Road
- | Multiple potential homesites
- | Access to public water

**ASKING PRICE: \$350,500 (\$5,000 PER ACRE)**



# PARCEL EIGHT

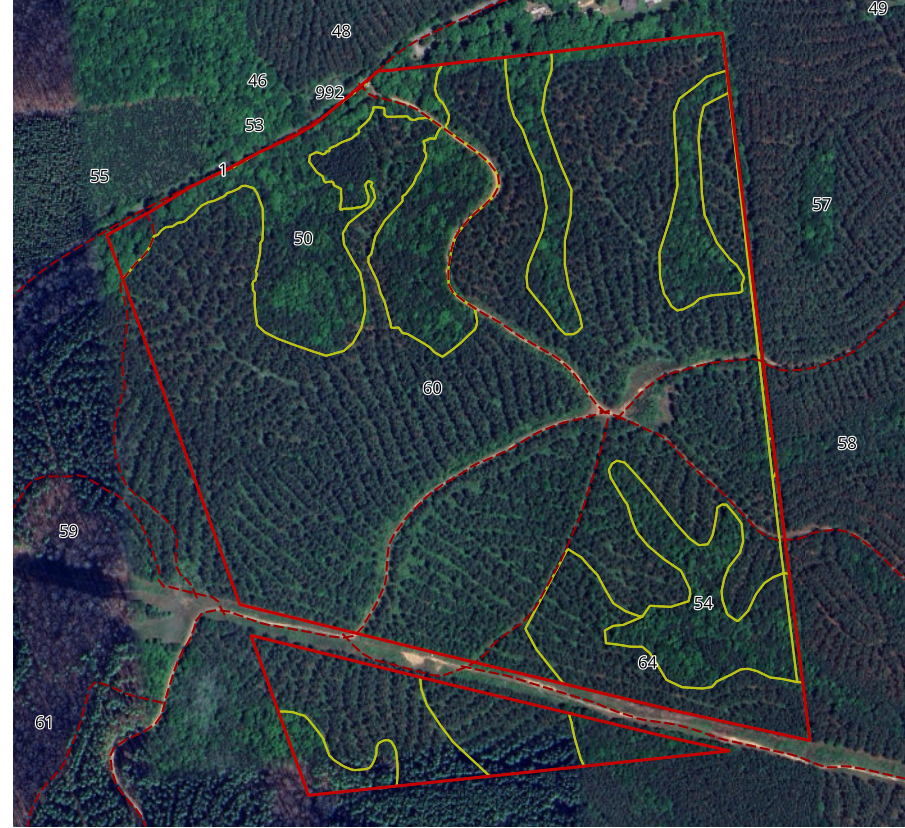
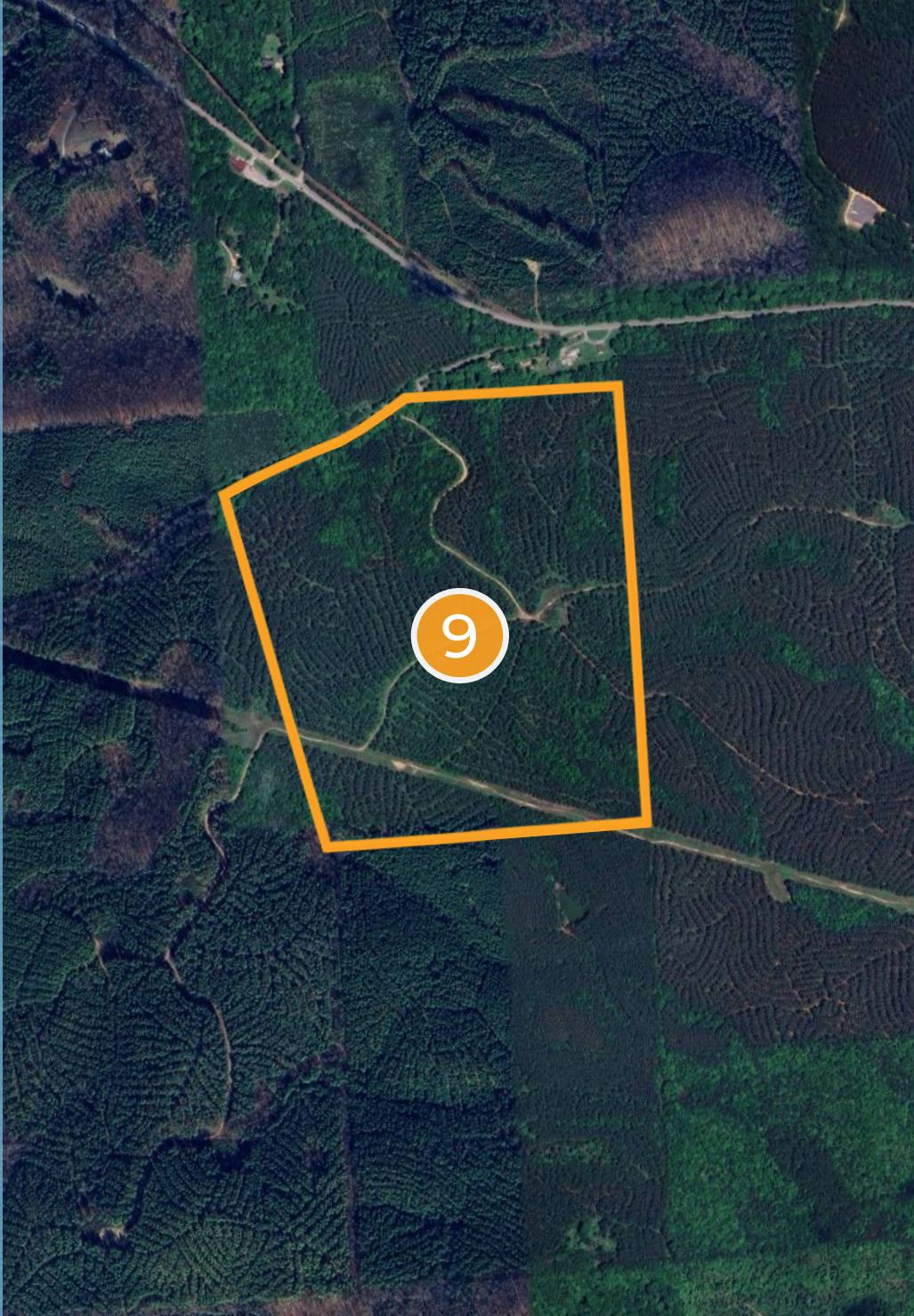


- | 250 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Approximately 2,350' of paved frontage on Peach Orchard Road
- | Existing trail system throughout with access from Peach Orchard Road

**ASKING PRICE: \$937,500 (\$3,750 PER ACRE)**



# PARCEL NINE

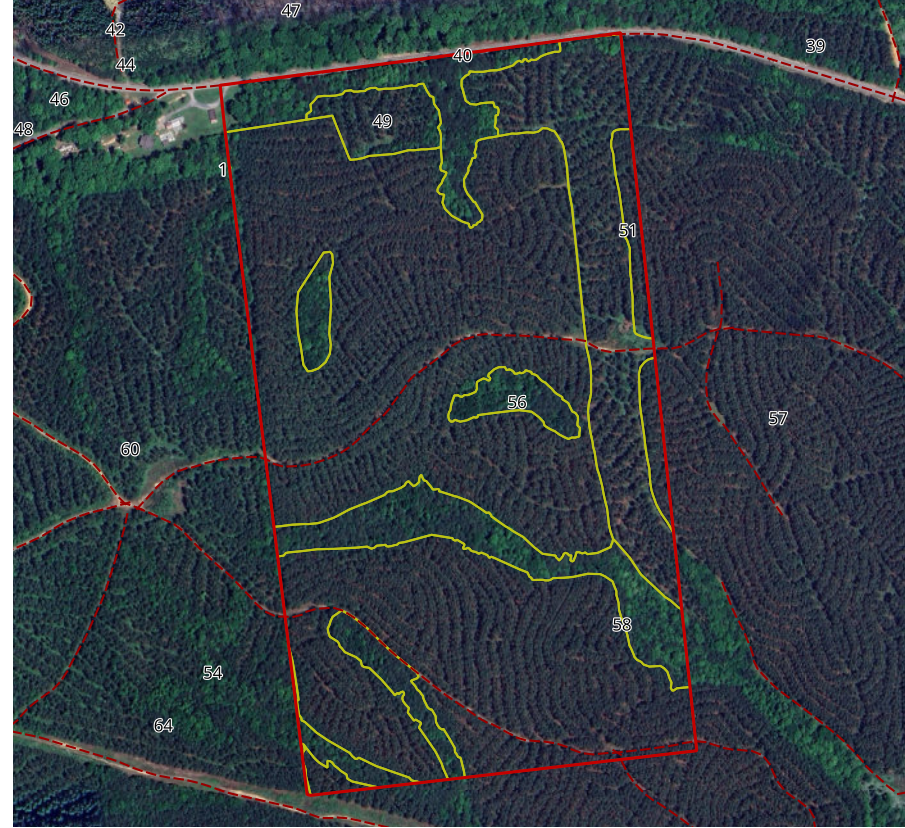
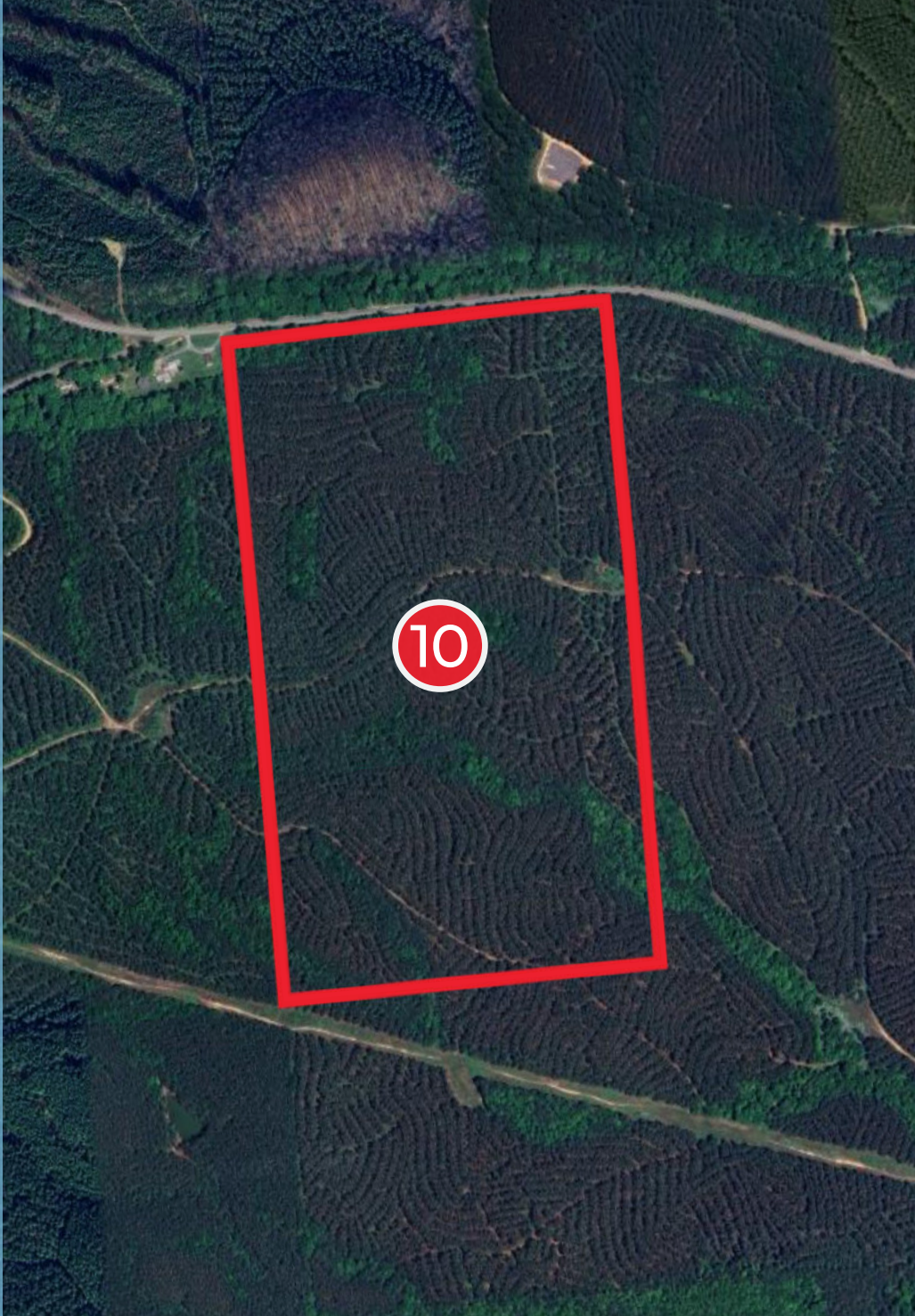


- | 124.2 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Approximately 1,200' of paved road frontage on Peach Orchard Road
- | Existing trail system throughout the property with access from Peach Orchard Road

**ASKING PRICE: \$490,590 (\$3,950 PER ACRE)**



# PARCEL TEN

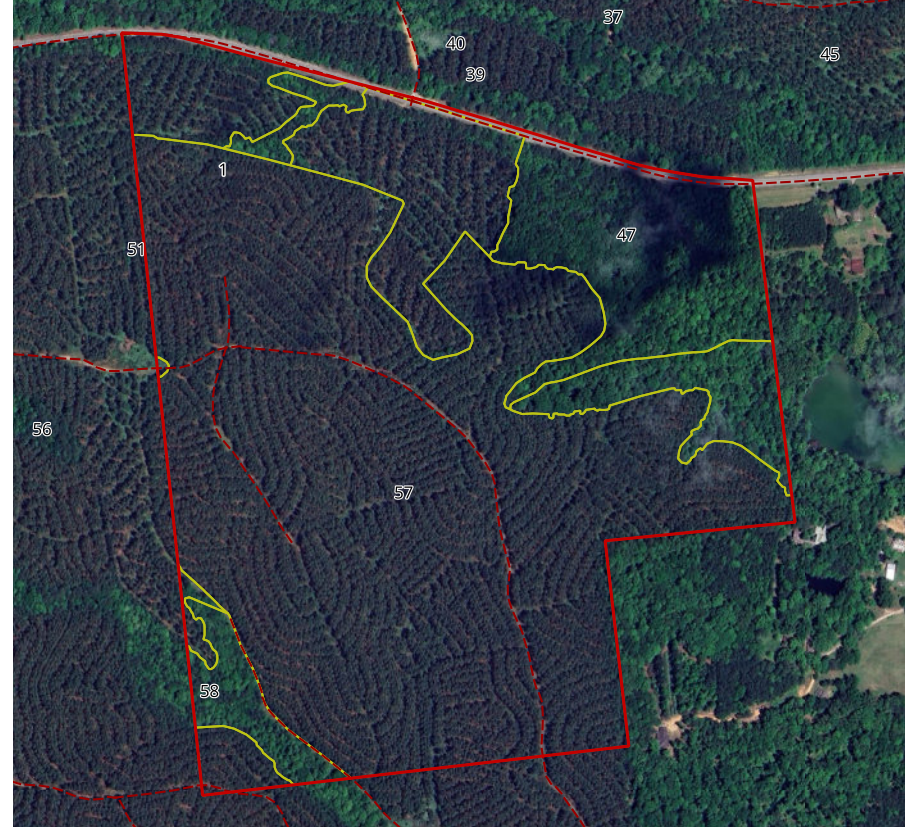
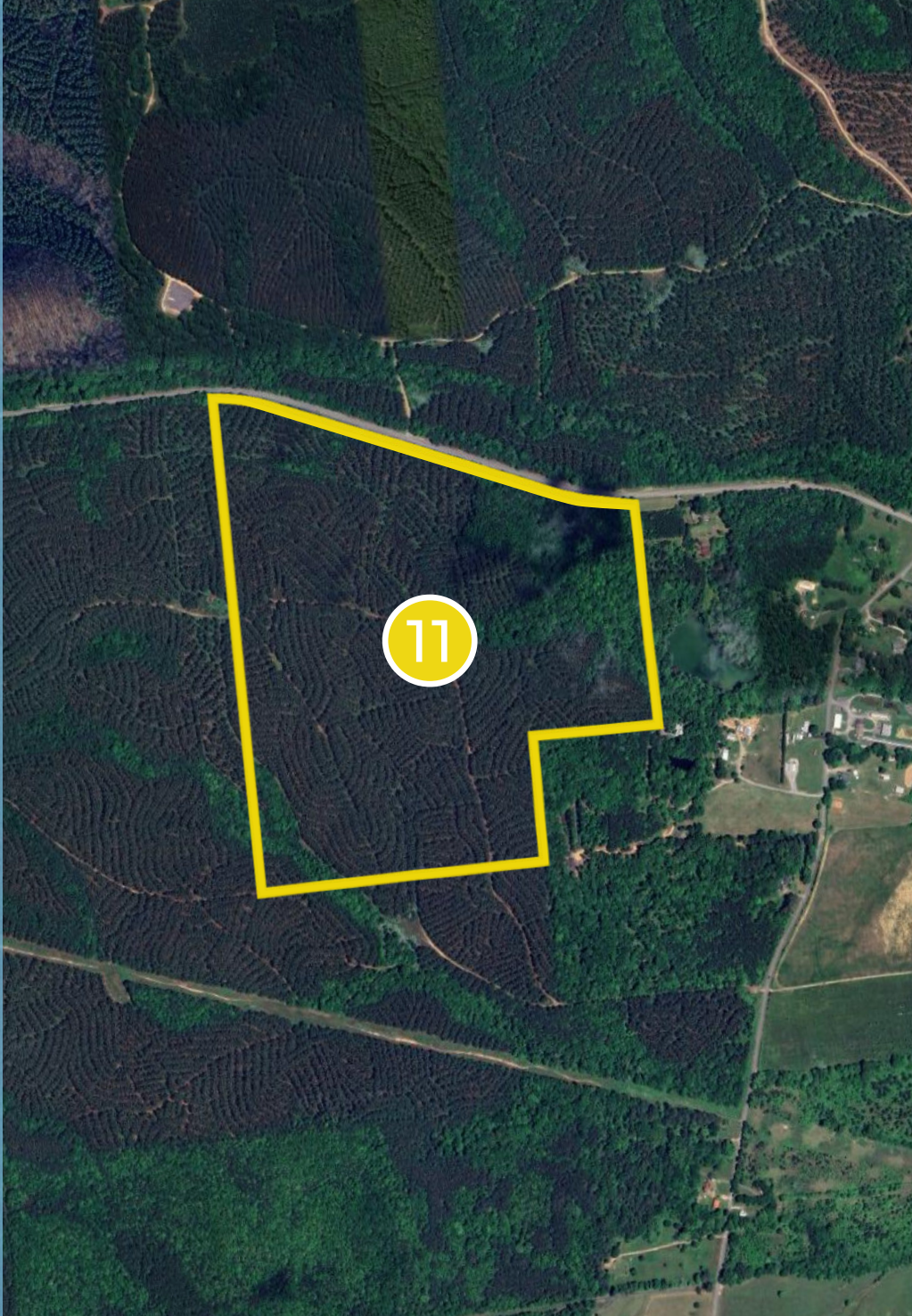


- | 110.3 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Approximately 1,650' of frontage on Highway 48
- | Access to public water

**ASKING PRICE: \$435,685 (\$3,950 PER ACRE)**



# PARCEL ELEVEN

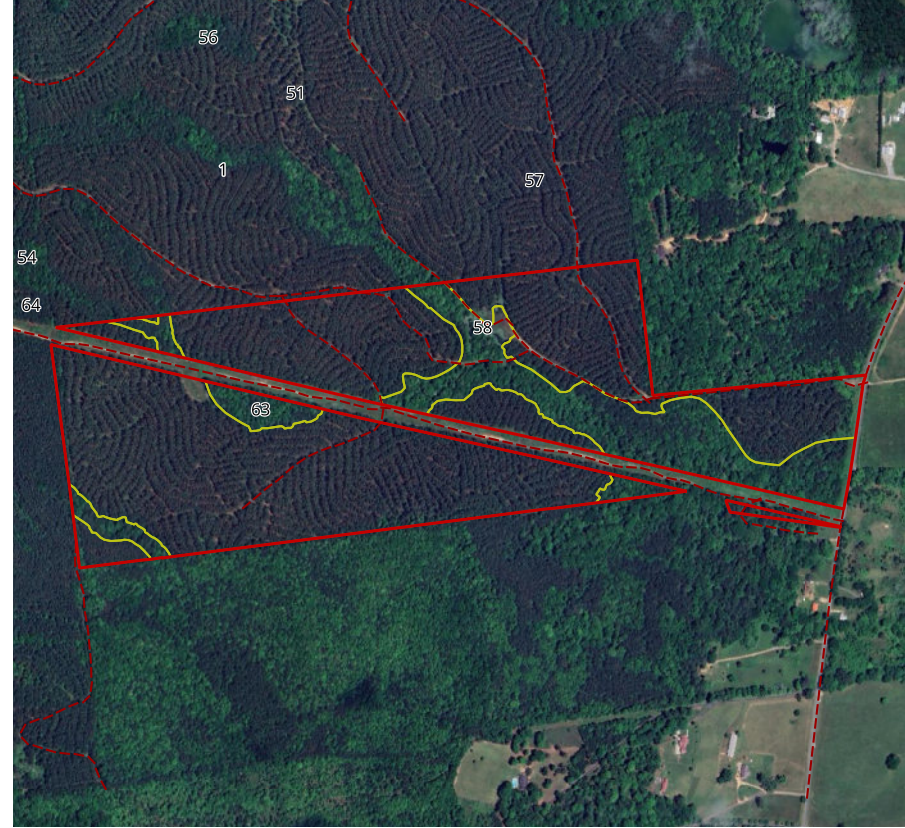
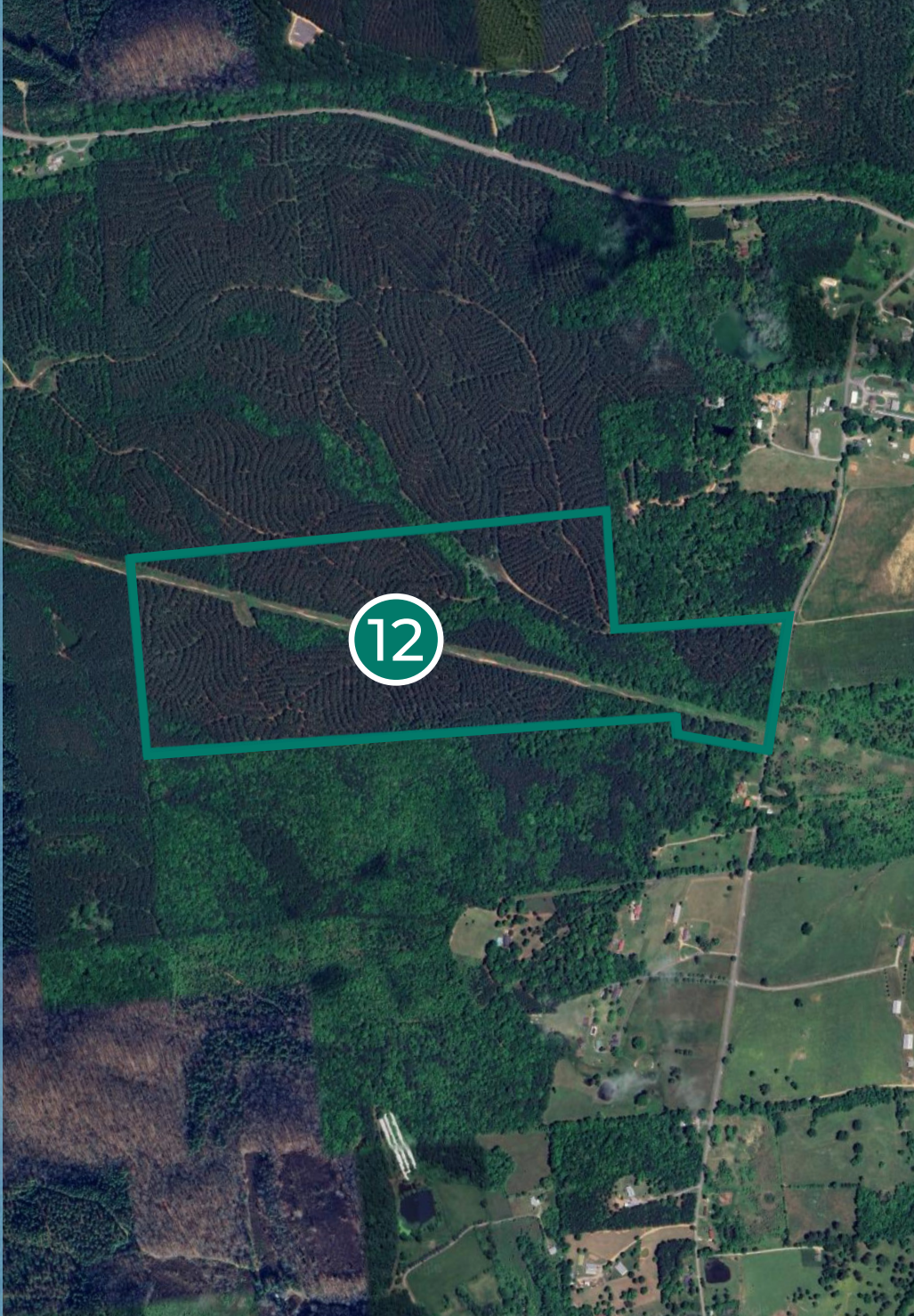


- | 123 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Just under ½ mile of frontage on Highway 48
- | Existing trail system and driveway on Highway 48
- | Access to public water

**ASKING PRICE: \$485,850 (\$3,950 PER ACRE)**



# PARCEL TWELVE



- | 125.8 Acres
- | Mature timber inventory presents opportunity for near-term timber revenues
- | Over 800' of paved road frontage on Fish Hatchery Road
- | Existing trail system throughout the property

**ASKING PRICE: \$440,300 (\$3,500 PER ACRE)**







# CONTACT US

## DISCLAIMER

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



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