



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 35± ACRES
CHEROKEE COUNTY, AL**
\$665,000



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE CHEROKEE 35

PROPERTY PROFILE

LOCATION:

- 11625 Highway 68 E
Gaylesville, AL 35973
- Cherokee County
- 12± Miles N of Weiss Lake
- 16± Miles SE of the Little River
National Preserve
- 24± Miles SE of Fort Payne
- 28± Miles W of Rome, GA
- 41± Miles NE of Gadsden

COORDINATES:

- 34.32592, -85.47447

TAX INFORMATION:

- Tax Code Area 01
- Tax Year 2024: \$1,861.44

PROPERTY USE:

- Residential/Homestead
- Hunting
- Investment
- Agricultural

PROPERTY INFORMATION:

- 34.79± Acres
- 3,360± SqFt Home
 - Two Levels
 - 4 Bedrooms/2.5 Baths
 - Floor-to-Ceiling Fireplace
 - Covered Front & Back Porches
 - Above Ground Pool with Deck
- Open Pasture
- 2,480'± Road Frontage



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com

JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740

WELCOME TO THE CHEROKEE 35

WELCOME TO A STUNNING 34.79± ACRE PROPERTY, TUCKED JUST INSIDE THE ALABAMA STATE LINE OFF HIGHWAY 68 EAST, OFFERING THE PERFECT BLEND OF COUNTRY CHARM, MODERN COMFORT, AND OUTDOOR RECREATION. From the moment you arrive, you'll notice a mix of open pasture and wooded areas alive with wildlife. Ample road frontage, crop and hay potential, and a well-maintained two-story home make this Cherokee County property one-of-a-kind!

The 3,360± square foot home, built in 2018, features four spacious bedrooms, two full baths, one half bathroom, and a large kitchen with an island, thoughtfully designed for both comfort and style. The warm, inviting interior showcases beautiful walnut hardwood floors, abundant natural lighting, and a wonderful floor-to-ceiling stone fireplace that serves as the centerpiece of the living space. Whether you're curling up by the fire on a cool evening or hosting guests for a weekend getaway, this home effortlessly combines rustic character with modern convenience.



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com



Information is believed to be accurate but not guaranteed.



JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740

MORE ABOUT THE CHEROKEE 35

Step outside to find large covered porches on both the front and back of the home, ideal spots to enjoy your morning coffee, unwind at sunset, or fire up the grill for gatherings with friends and family. Every direction you look, natural beauty surrounds you!

For the avid outdoorsman, this land offers excellent hunting opportunities. Over the years, it has proven to be rich with wild game, yielding successful hunts for doves, whitetail deer, and long-bearded turkeys. The mixture of pasture, timber, and open fields creates the perfect habitat for wildlife, ensuring promising seasons year after year.

Whether you're looking for a peaceful country retreat, a working farm, or a recreational hunting property with a beautiful home already in place, the Cherokee 35 delivers. Take advantage of an exceptional piece of Alabama land where comfort, scenery, and outdoor adventure come together.

**Contact Justin Nunez or Justin Hasty today to schedule
a personal tour and experience #TheSmallTownWay!**



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com



Information is believed to be accurate but not guaranteed.



JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740

A HOME ON 35± ACRES CHEROKEE COUNTY, ALABAMA



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com



Information is believed to be accurate but not guaranteed.



JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com

JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com

JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

O: 334-931-0090
12121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740

Information is believed to be accurate but not guaranteed.



Virtually Staged



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com

JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740

A HOME ON 35± ACRES CHEROKEE COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com

JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

smalltownproperties.com

O: 478-382-2880

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

125 Pine Brook Drive - Rocky Face, GA 30740

A HOME ON 35± ACRES CHEROKEE COUNTY, ALABAMA



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com

JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740

A HOME ON 35+ ACRES

CHEROKEE COUNTY, ALABAMA



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

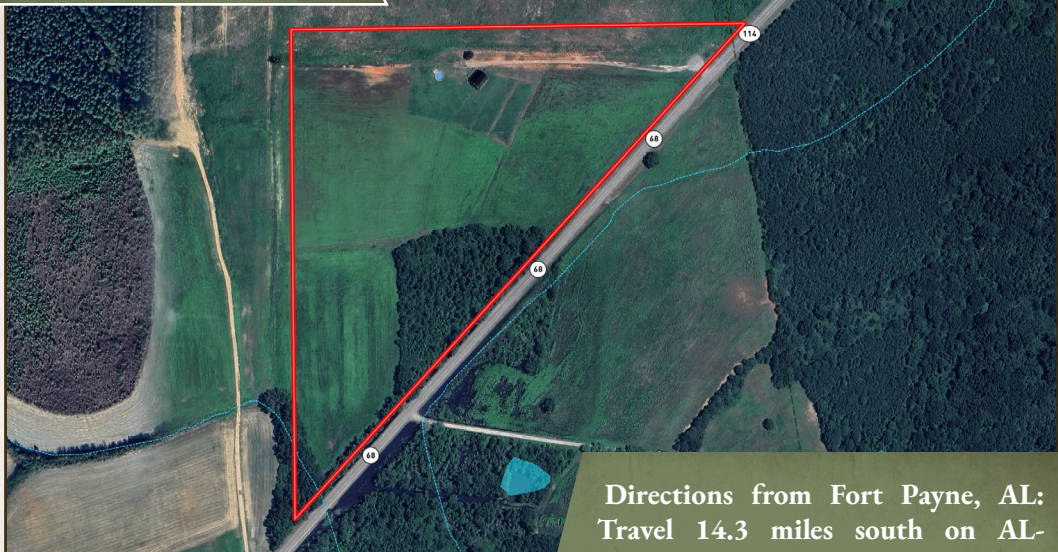
JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com

O: 334-931-0090
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

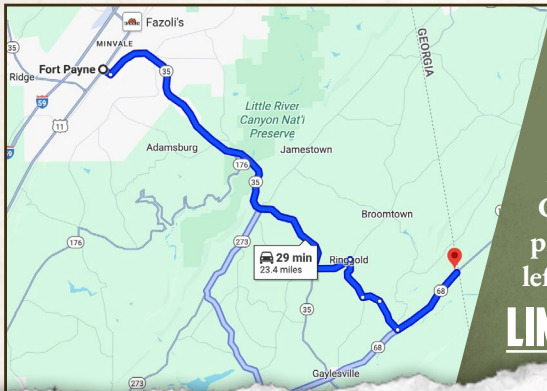
O: 478-382-2880
125 Pine Brook Drive - Rocky Face, GA 30740

land id. LINK



Directions from Fort Payne, AL:
Travel 14.3 miles south on AL-35/Wallace Ave NE. Turn left on Cherokee County 41 and continue 1.6 miles. Turn right on Cherokee County 91 and continue 1.8 miles. Turn left on Cherokee County 56 and travel 0.7 miles. Continue 1.4 miles on Cherokee County 97. Turn left on AL-68 E and proceed 3.3 miles to the property on the left at the Georgia state line.

LINK TO GOOGLE MAP DIRECTIONS



JUSTIN NUNEZ | LAND SPECIALIST
C: 256-583-3928 | jnunez@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

Information is believed to be accurate but not guaranteed.

smalltownproperties.com



JUSTIN HASTY | ASSOCIATE BROKER, GA
AFFILIATE BROKER, TN | BROKER-IN-CHARGE, SC
C: 706-671-4554 | justin@smalltownproperties.com