

FOR SALE: 49.18 ACRES WITH MOUNTAIN TOP VIEWS

Squirrel Hunting Road
Morganton, GA 30560



Summary

Area Info

Photos

Aerial

Site Map

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office

786-449-8523 Cell

jenny@fickling.com

Licensed in Florida and Georgia

Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100

Macon, GA 31201

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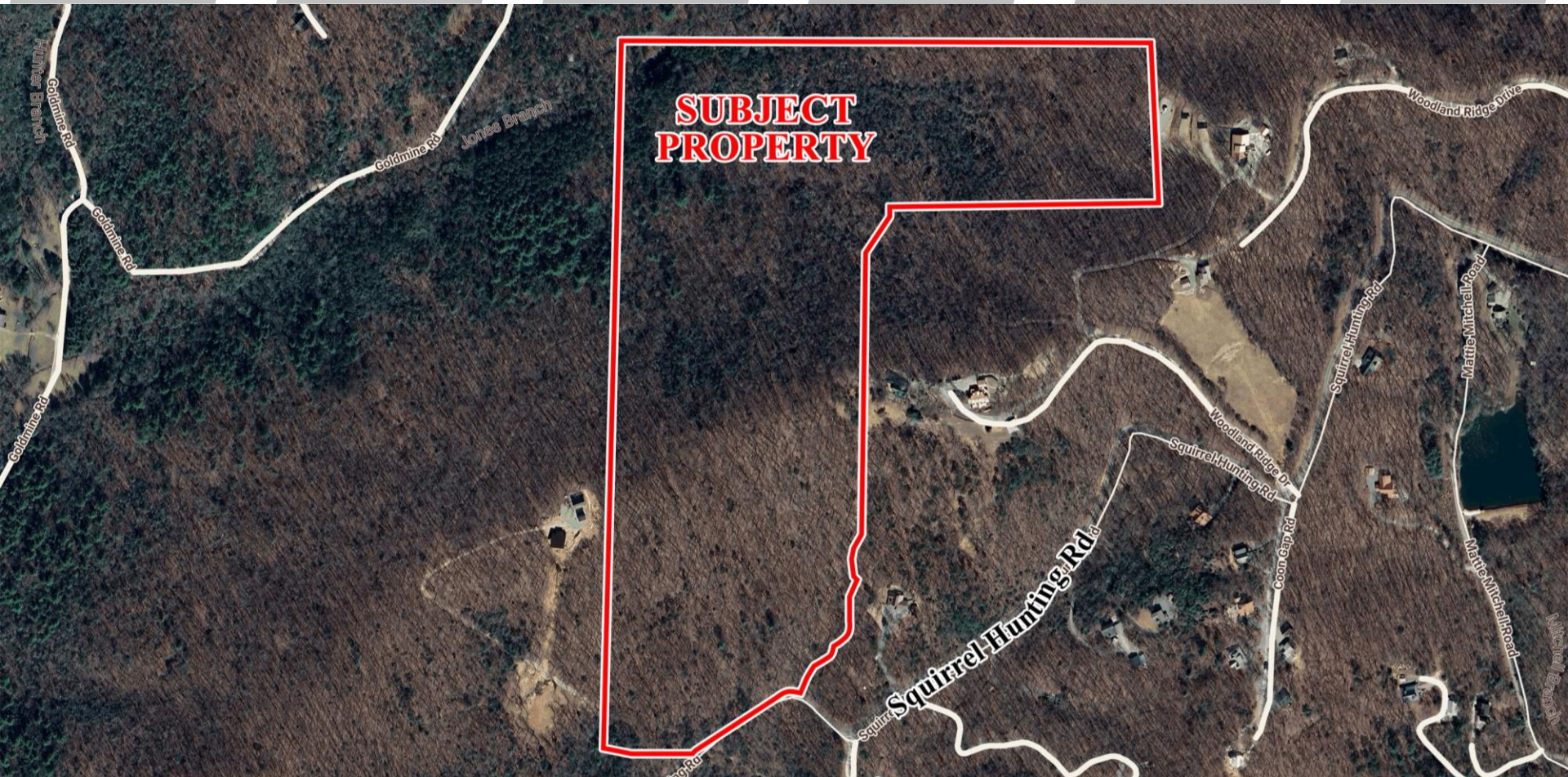
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PROPERTY INFORMATION

PROPERTY & SITE

Property Address:	Squirrel Hunting Road Morganton, GA 30560
County:	Fannin
Parcel ID:	0007 009A1
Site Size:	49.18 Acres
Frontage:	427'± on Squirrel Hunting Road
Utilities:	All available, please contact listing agent for more information
Zoning:	N/A. For projects of more than 50 lots, please follow this link to review land development ordinances: Ordinance-FanninCountyLandDevelopment.pdf

PLACES & DISTANCES

Downtown Blue Ridge	14 miles (10 - 15 minutes)
Atlanta Airport	117 miles (2 hours)
Highway 515	6 miles (5 minutes)
Lake Blue Ridge Marina	10 miles (8 - 10 minutes)

SALE PRICE: \$2,459,000.00

Demographics 2024	5 Miles	10 Miles	15 Miles
Population	7,814	34,415	66,405
Avg HH Income	\$99,919	\$90,354	\$88,003
Median Age	55.0	54.9	53.7

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AREA INFORMATION

Welcome to the mountain top in the secluded Morganton, in Fannin County. This rare 49.18 Acre parcel is a castle-building worthy location, offering the highest elevation available, ensuring panoramic, jaw-dropping views that stretch as far as the eyes can see. A truly one-of-a-kind location, perfect for those who seek both luxury and natural beauty.

Envision your dream estate, private retreat, or an exclusive development surrounded by the serenity of nature. Ideal for a grand residence, a family or corporate getaway, or even a breathtaking wedding and event venue. The possibilities are endless - build your legacy atop this mountain masterpiece.

Nestled on Squirrel Hunting Rd, in Morganton, GA, the property is a short drive to Downtown Blue Ridge, Blairsville and McCaysville. Situated 90 miles north of Atlanta, this location is accessible via I-575 and Highway 515. Plus, Fannin County is positioned on the state line of both Tennessee and North Carolina - just 1½ hours from Chattanooga, TN and 2½ hours from Asheville, NC.



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Fannin County Highlights:

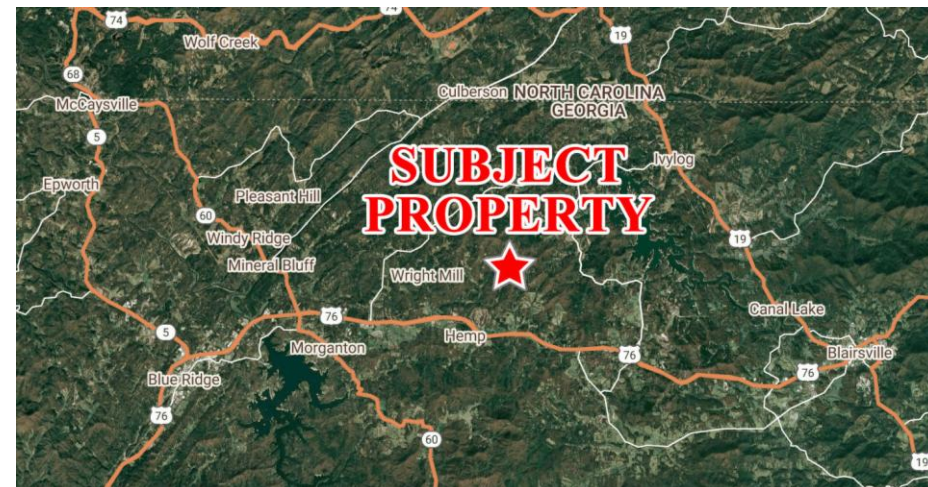
- Natural wonder and beauty
- A stellar educational system
- Popular downtown districts in Blue Ridge, McCaysville and Morganton
- An abundance of clear water and fresh air, with 40% of land area in the Chattahoochee National Forest
- Close proximity to Atlanta, GA and Chattanooga, TN
- A warm and supportive community who are eager to help new businesses thrive
- A safe place to live, work, and raise a family - Fannin County has one of the lowest crime rates in Georgia

Local Things to Do:

- Blue Ridge Scenic Railway, Self-Guided Driving Tours
- Endless Outdoor Adventure with Hikes & Waterfalls, Fly Fishing, Ziplining, Mountain Biking, and Walking Trails
- Wineries & tasting rooms
- Fine Dining and Outdoor Cafés
- Art galleries and unique/unusual boutique shopping

Fannin County Helpful Links:

- Development Authority: <https://fannindevelopment.com/>
- Visit - Chamber - Community <https://www.blueridgemountains.com/>
- Appalachian Water (Well Systems) <https://www.appalachianwater.com/>
- Wildlife Resources Division: <https://georgiawildlife.com/blue-ridge-wma>



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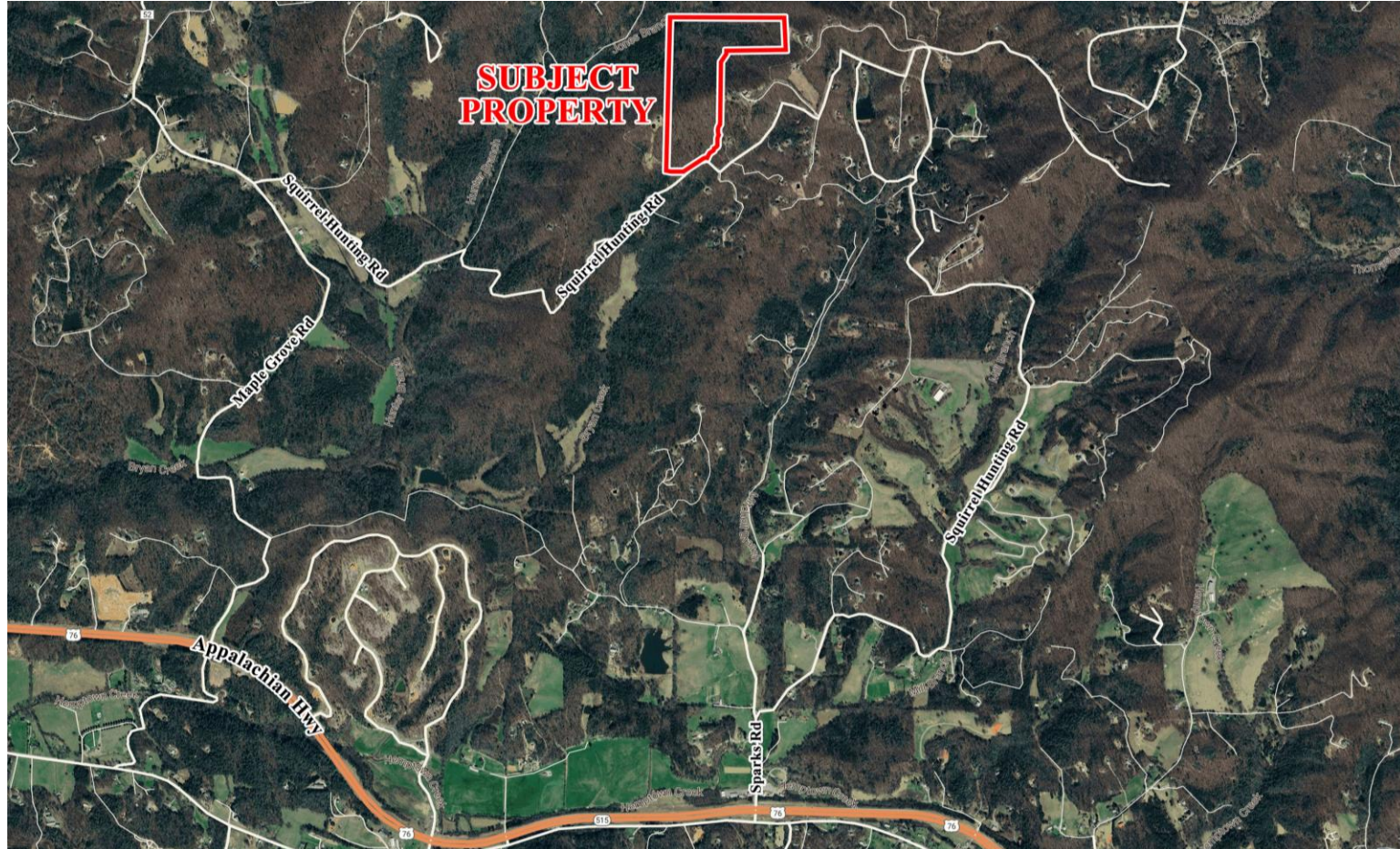
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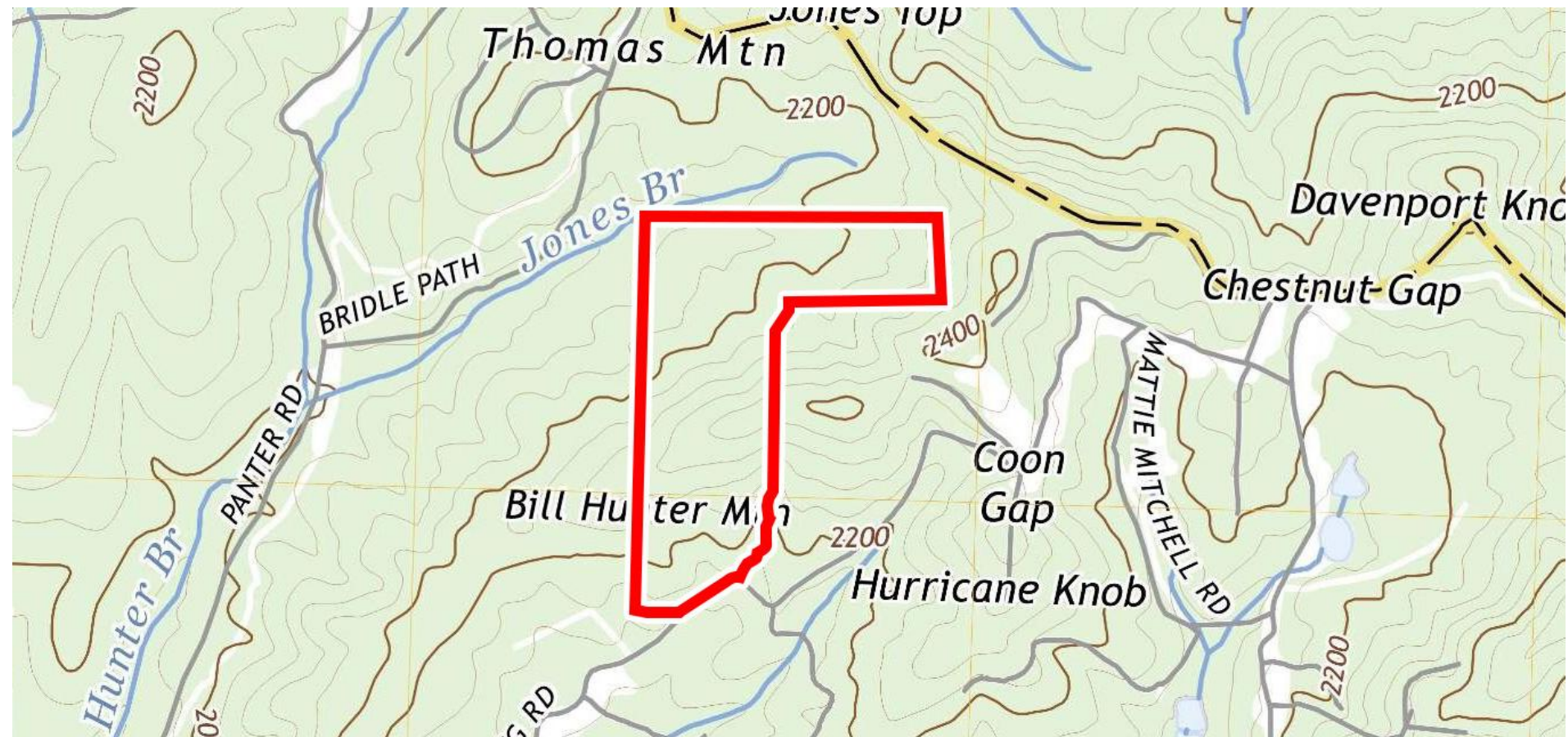
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AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as, the countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.

Presented by: Jenny Howell

Licensed in Florida and Georgia
Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

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