

HN
HARRY
NORMAN
REALTORS

LUXURY LAKE
AND MOUNTAIN

o Hwy 197 | GAMLS 20162324

\$100,000



+/- 2.52 ACRES

More Photos and Details at luxurylakeandmountain.com



2.5 Acres Near Lake Burton

Great opportunity to be right next to Lake Burton. This 2.5-/+ acre lot is less than a mile from Moccasin Creek State Park, 2.5 miles from LaPrade's Marina and 20 minutes from downtown Clayton and less than 2 hours from downtown Atlanta. With quick access to so many hiking trails, boating, shopping, and more, this is the perfect location for anyone wanting to build their ideal mountain home near Lake Burton. Borders US National Forest.



TYLER REAL ESTATE GROUP

JENNIFER TYLER
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TylerGroup@HarryNorman.com
LuxuryLakeAndMountain.com | 706-212-0228





GAMLS No.:	20162324
Property Type:	Land
Property Subtype:	Residential Lot
Address:	0 Highway 197 Clayton, GA 30525
Subdivision :	Lake Burton
Acres:	2.520
Status:	New
Own Condition:	

On Market Date:	12/14/2023
List Price:	\$100,000
LP/Acre:	\$39,683
Off Market Date:	
Projected Close:	
Days On Market:	0

PROPERTY INFORMATION

County:	Rabun
Present Use:	Unimproved
Potential Use:	Residential

Total Acres:	2.520 Acres
Lot:	
Price Per Acre:	\$0
Fees:	\$
Waterfront:	0 Ft.
Frontage Type:	Borders US/State Park
Water Body Name:	Lake Burton

Elem:	Rabun County Primary/Elementar
Middle:	Rabun County
High:	Rabun County

Remarks: Great opportunity to be right next to Lake Burton. This 2.5-/+ acre lot is less than a mile from Moccasin Creek State Park, 2.5 miles from LaPrade's Marina and 20 minutes from downtown Clayton and less than 2 hours from downtown Atlanta. With quick access to so many hiking trails, boating, shopping, and more, this is the perfect location for anyone wanting to build their ideal mountain home near Lake Burton.

Directions: From Clayton, take Hwy 76W to Hwy 197 and turn left - go about 3 miles and property is on the right.

FEATURES

Amenities:	Lake	Topography:	Sloped
Boathouse:		Units Per Acre:	
Road Frontage:	Highway, 0 ft.	Utilities:	Electricity Available
Structures:	None	Water Lot:	
		Zoning:	

OTHER INFORMATION

Association Fees:	\$0	Documents:	Plat Map, Legal Description
		Possible Financing:	



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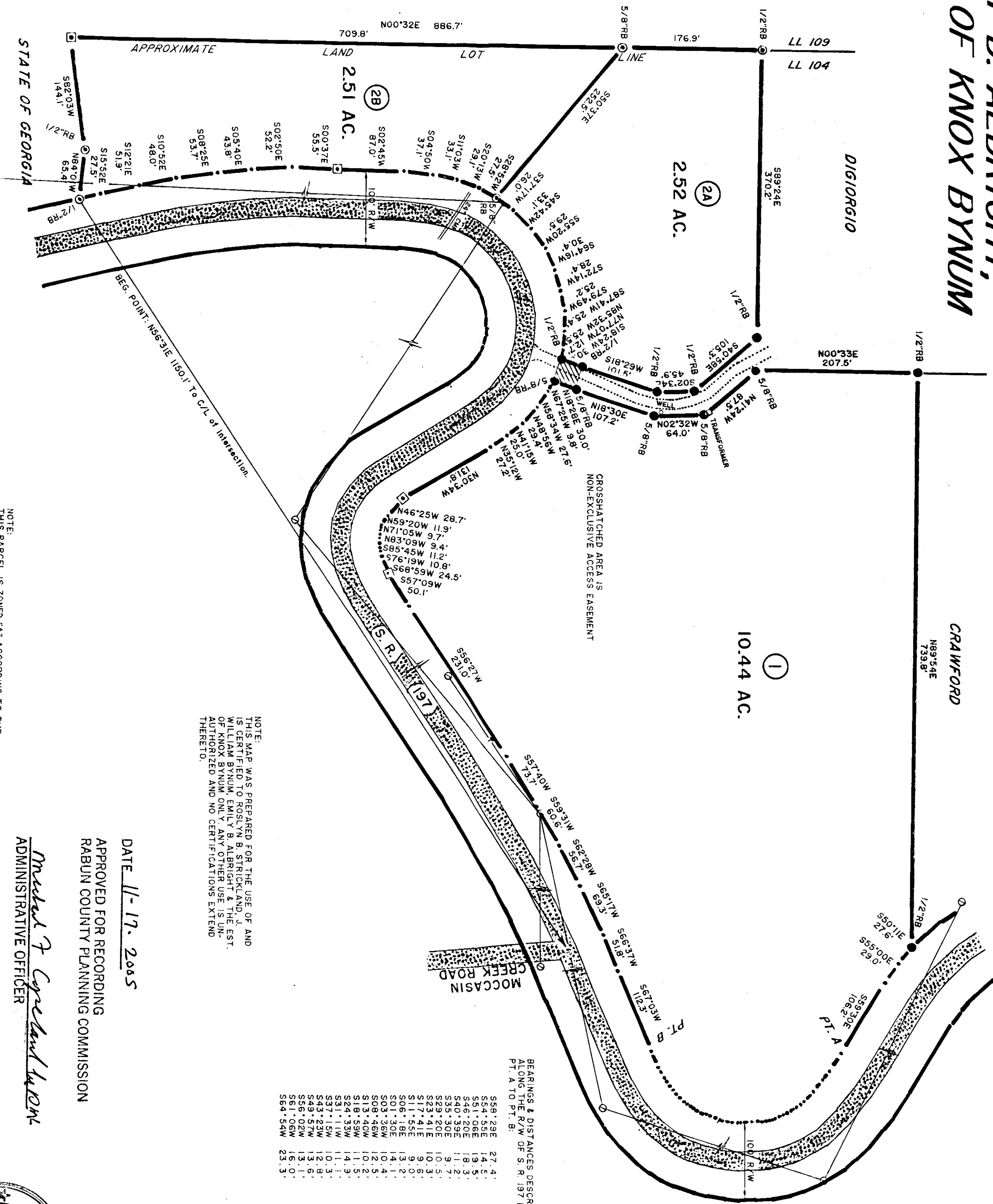


15-1941

ROSLYN B. STRICKLAND, J. WILLIAM BYNUM, EMILY B. ALBRIGHT, & EST. OF KNOX BYNUM

FOR INFORMATIONAL PURPOSES ONLY

U. S. A. TRACT 1320 B4



BEARINGS & DISTANCES DESCRIBING P/L ALONG THE R/W OF S. R. 197 FROM P1, A TO P1, B:

S58°29E	27.4'
S54°58E	14.5'
S51°06E	19.5'
S46°20E	18.3'
S40°39E	11.2'
S35°30E	9.7'
S29°20E	10.5'
S23°41E	10.3'
S17°41E	9.6'
S11°55E	9.0'
S06°18E	13.2'
S01°30E	14.1'
S03°36W	10.4'
S08°46W	12.5'
S13°40W	10.2'
S18°59W	11.5'
S24°35W	14.9'
S31°11W	11.1'
S37°45W	10.3'
S43°23W	12.8'
S49°02W	13.9'
S54°06W	16.0'
S64°54W	23.3'

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.

THE FIELD DATA ON WHICH THIS MAP WAS BASED HAS A CLOSURE PRECISION OF: AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING

ANGULAR AND LINEAR MEASUREMENTS MADE WITH TOPCON GTS-202

NOTE: THIS PARCEL IS ZONED "A" ACCORDING TO THE OFFICIAL ZONING MAP OF RABUN COUNTY ON FILE IN THE OFFICE OF THE ADMINISTRATIVE OFFICER OF THE RABUN COUNTY ZONING AUTHORITY AT THIS DATE: 8-27-03

NOTE: THIS MAP WAS PREPARED FOR THE USE OF AND IS CERTIFIED TO ROSLYN B. STRICKLAND, J. WILLIAM BYNUM, EMILY B. ALBRIGHT & THE EST. OF KNOX BYNUM ONLY. ANY OTHER USE IS UNAUTHORIZED AND NO CERTIFICATIONS EXTEND HERETO.

DATE 11-17-2005

APPROVED FOR RECORDING
RABUN COUNTY PLANNING COMMISSION

Meredith J. Coreland
ADMINISTRATIVE OFFICER

LOCATED IN LAND LOT NO. 104, LAND DISTRICT NO. 5, RABUN COUNTY, GEORGIA.
DATE AUGUST 27, 2005
REVISED: OCTOBER 14, 2005
SCALE 1" = 100'
0 50' 100'

- LEGEND
- = IRON PIN FOUND
 - ⊙ = IRON PIN SET OR TO BE SET
 - ⊕ = UTILITY POLE
 - = POWER LINE
 - = TELEPHONE LINE
 - X-X- = WIRE FENCE
 - = GRAVEL
 - ~~~~~ = STREAM
 - ===== = PAVED
 - C/L = CENTER LINE
 - P/L = PROPERTY LINE
 - L.O.P.U. = LIMITS OF PUBLIC USE
 - R/W = RIGHT OF WAY
 - ⊠ = CONCRETE MARKER



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