

NEW LISTING!
15702 Hwy 197 N.
GAMLS# 20142696

\$779,000



**Mountain Retreat
Investment Opportunity**

Nestled in the tranquil northernmost part of Habersham, just minutes from Lake Burton, this property boasts 4 charming rooms with private entrances, ideal for vacation rentals. The fully-equipped restaurant with a welcoming bar and scenic back deck offers additional income potential. An authentic log cabin adds to the rental allure. With over \$100,000 in rental income and restaurant revenue, plus versatile spaces like a spacious shop/storage building, this property is your gateway to North Georgia's charm and prosperity. Explore the possibilities today!



141 S. Main Street | Clayton, GA 30525 | hnmtn@harrynorman.com | All information is believed to be accurate, but is not warranted.

JENNIFER KYLE

C: 706-968-2255

O: 706-212-0228

Jennifer.Kyle@HarryNorman.com
JenniferKyle.net



Your Dream Is Our Focus
Integrity | Local Knowledge | Global Connections





GAMLS No.:	20142696
Property Type:	Commercial Sale
Address:	15702 Highway 197 N Clarksville, GA 30523
Complex :	Lake Burton
Status:	Price Change
Own Condition:	

On Market Date:	08/23/2023
List Price:	\$779,000
LP/SQFT:	\$0
Off Market Date:	
Projected Close:	
Days On Market:	169

PROPERTY INFORMATION

County:	Habersham	Total SQFT:	0
Total Building Area:	3538	Year Built:	1947
Annual Taxes:	\$4,046	Property Condition:	Resale
Tax Year:	2022	Total Acres:	6.530 Acres
Ownership:		Zoning:	x

Remarks: The North 40 Lodge Bed & Breakfast is located in the Northernmost part of Habersham only 2 minutes from Lake Burton. Each of the 4 rooms with front entrances and back porches and full baths offer up character and charm and are used as Vacation or short term rentals. The Lodge also offers up a fully functioning restaurant with a full bar and professional kitchen. The cozy back deck offers up additional seating for the restaurant or Lodge visitors. In addition there is a 1 BR/1BA Authentic log cabin on the property also used as a Vacation rental. Rental income well over \$100,000 for rentals last Year plus restaurant income. There is a large shop/storage building that could easily be converted to office space or rooms to rent.

Directions: From Downtown Clarksville take Highway 197 North towards Lake Burton. The Lodge will be on your right, just before Burton Dam Road.

FEATURES

CI Features:	Furniture	Location:	Level
Cooling:	Central Air,Electric,Humidity Control,Wall Unit(s)	Road Frontage:	0
Construction:	Concrete,Frame,Wood Siding	Roof:	Composition,Metal
Farm Buildings:	3	Square Feet:	0
Floor Type:	Carpet,Tile,Hardwood	Utilities:	Electricity Available,High Speed Internet,Propane,Phone Available
Heating Source:	Wood,Electric,Central,Heat Pump,Zoned		

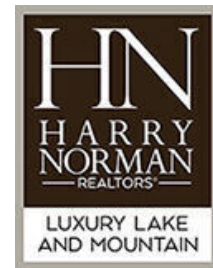
OTHER INFORMATION

Possession:	Negotiable
Possible Financing:	Cash,Conventional



Jennifer Kyle
Phone: 706-968-2255
Email: jennifer.kyle@harrynorman.com

Harry Norman REALTORS
141 South Main Street
Clayton, 30525
Phone: 706-212-0228



90 DEC 31 AM 11 27
 46 9
 FOR RECORD
 ERNEST W. HATIONS JR

Hubert Lovell

SURVEYOR: HUBERT LOVELL
 GA. REG. NO. 1953
 CLARKESVILLE, GA.

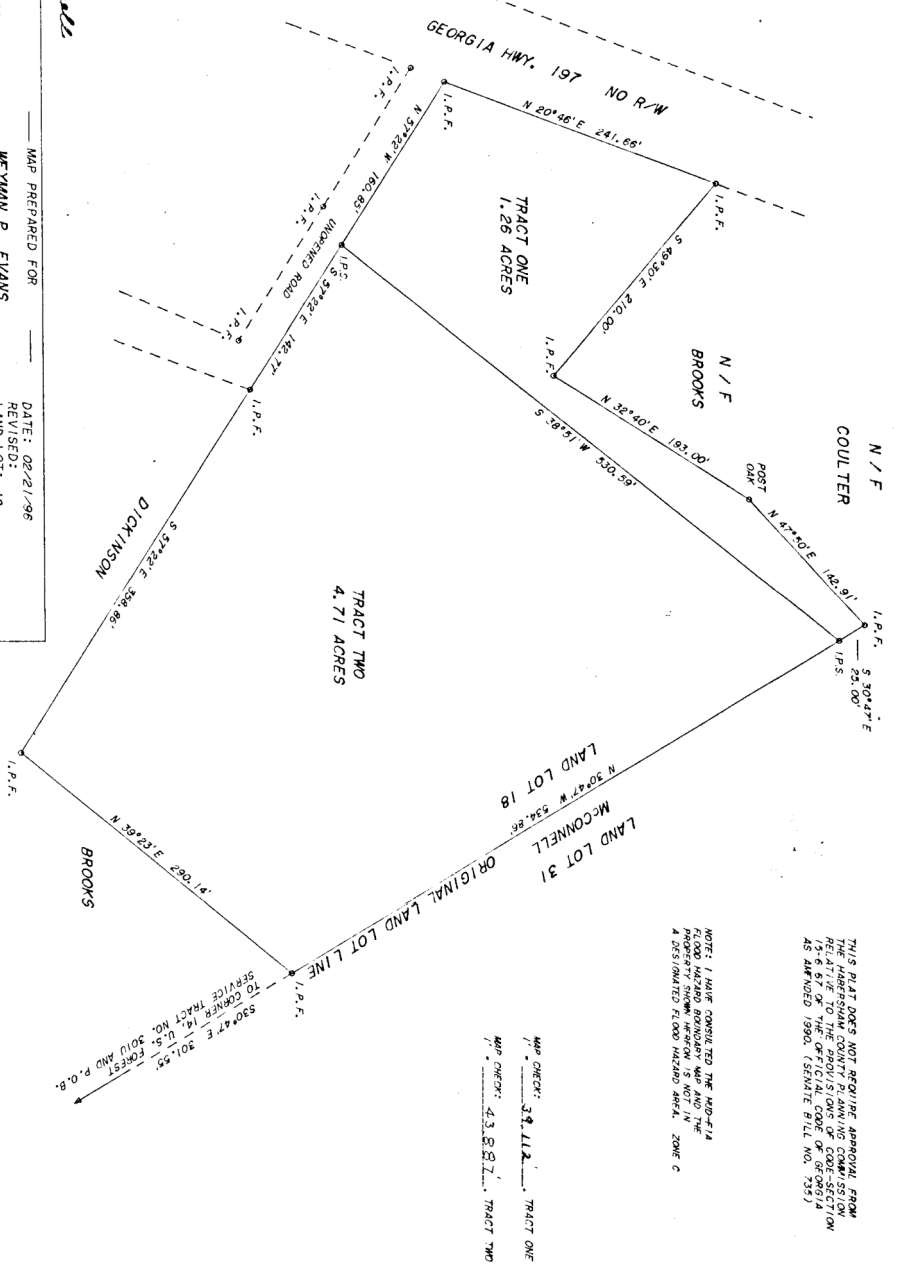
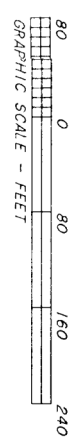
CERTIFICATION: IN MY OPINION, THIS PLAT IS A TRUE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

MAP PREPARED FOR
MEYMAN P. EVANS
 AND
THEDA S. EVANS
 HABERSHAM COUNTY
 GEORGIA

DATE: 02-21-96
 REVISED: _____
 LAND LOT: 18
 DISTRICT: 13TH
 COUNTY OF HABERSHAM
 FILE # 2734
 FIELD BOOK # 66
 INSTRUMENTS USED:
 WILD THEODOLITE
 TOPCON E.O.M.

SYMBOLS:
 I.P.F. = IRON PIN FOUND/SET
 C.M. = CONCRETE MONUMENT
 P.O.B. = POINT OF BEGINNING

ERROR OF CLOSURE = 1" -
 ADJUSTED USING COMPASS RULE



THIS PLAT DOES NOT REQUIRE APPROVAL FROM THE STATE ENGINEER UNDER THE PROVISIONS OF CODE SECTION 15-6-57 OF THE OFFICIAL CODE OF GEORGIA AS AMENDED 1990. (SENATE BILL NO. 757)

NOTE: I HAVE CONSULTED THE 1980-81 MAP AND THE PROPERTY SHOWN HEREON IS NOT IN A DESIGNATED FLOOD HAZARD AREA, ZONE C

MAP CHECK: *S. J. LIZ*, TRACT ONE
 MAP CHECK: *A. S. B. Z.*, TRACT TWO

TO CORNER TRACT 18, U.S. FOREST SERVICE TRACT NO. 3010 AND P.O.B.