

Talking Rock Creek Resort Ranger, GA



**69 Residential Lots
Gordon County
Asking Price - \$3,312/Lot**



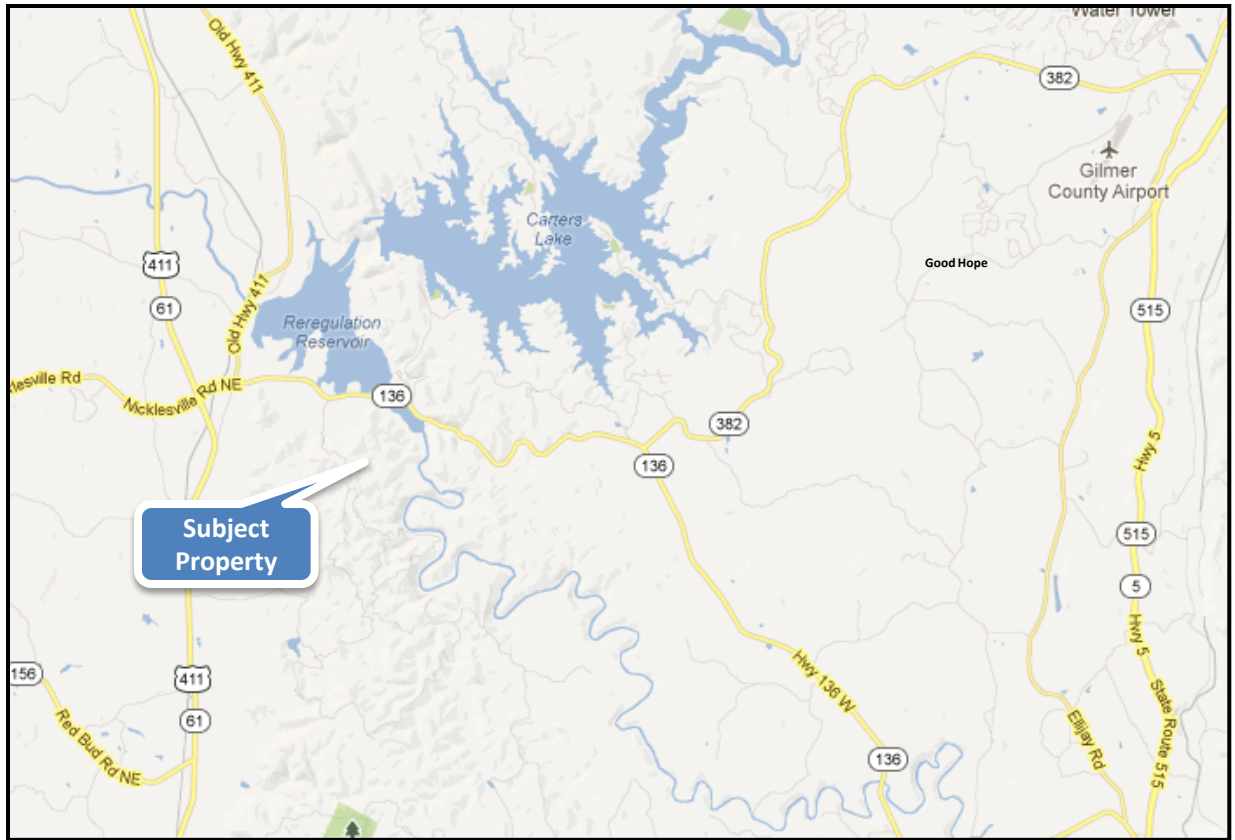
6185 Crooked Creek Rd., Suite C
Norcross, GA 30092
O: 770.449.1600
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isicommercial.com

Contact

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404.886.0552
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Tommy Arnold
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Property Overview



PROPERTY FACTS

- Located in Gordon, Gilmer & Murray County
- About 75 miles north of Atlanta
- 69 lots inside Talking Rock Creek Resort
- Lot size ranges from 1.00 acre to 3.47 acres
- 1 mile from Carters Lake
- Less than 5 miles from Carters Lake recreation area
- Resort includes many amenities: pool, gym, tennis, basketball, hiking, picnic area & clubhouse



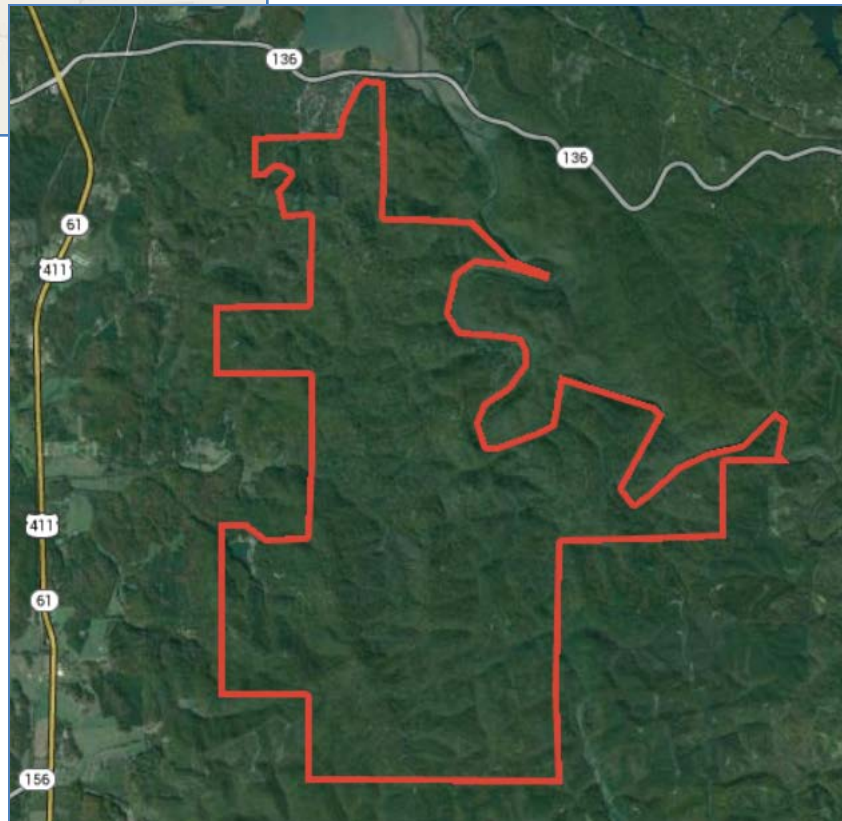
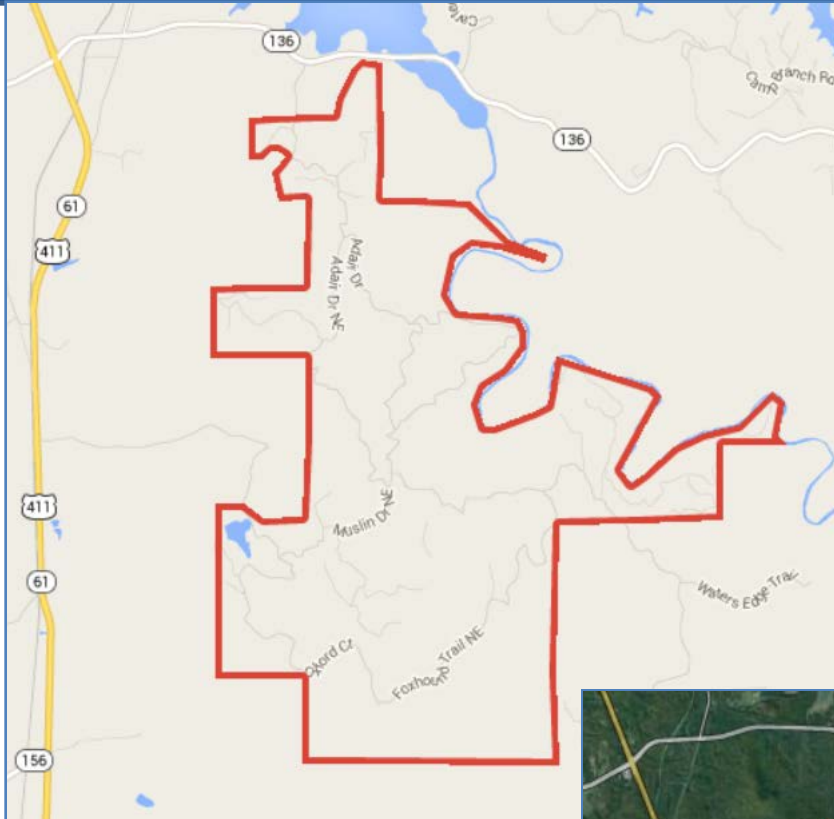
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Aerial Overview



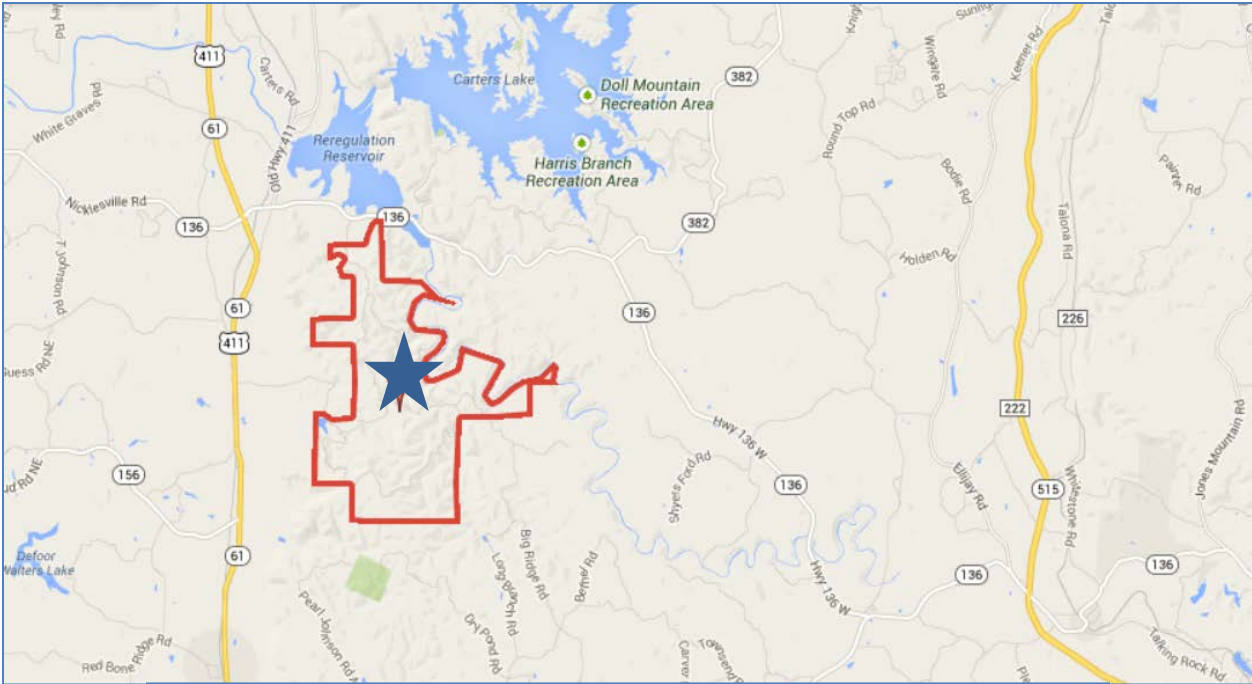
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Location Map



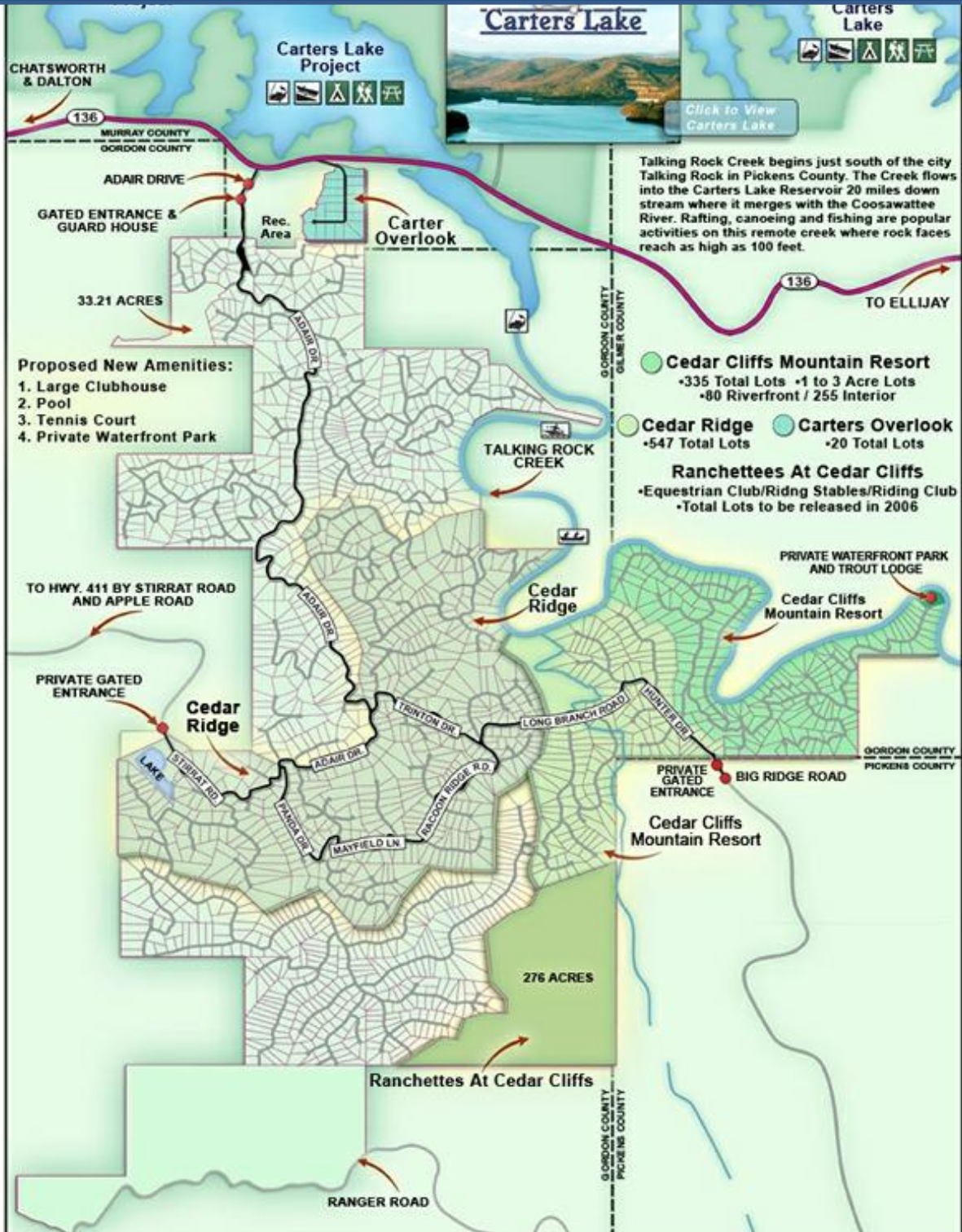
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Resort Community Map



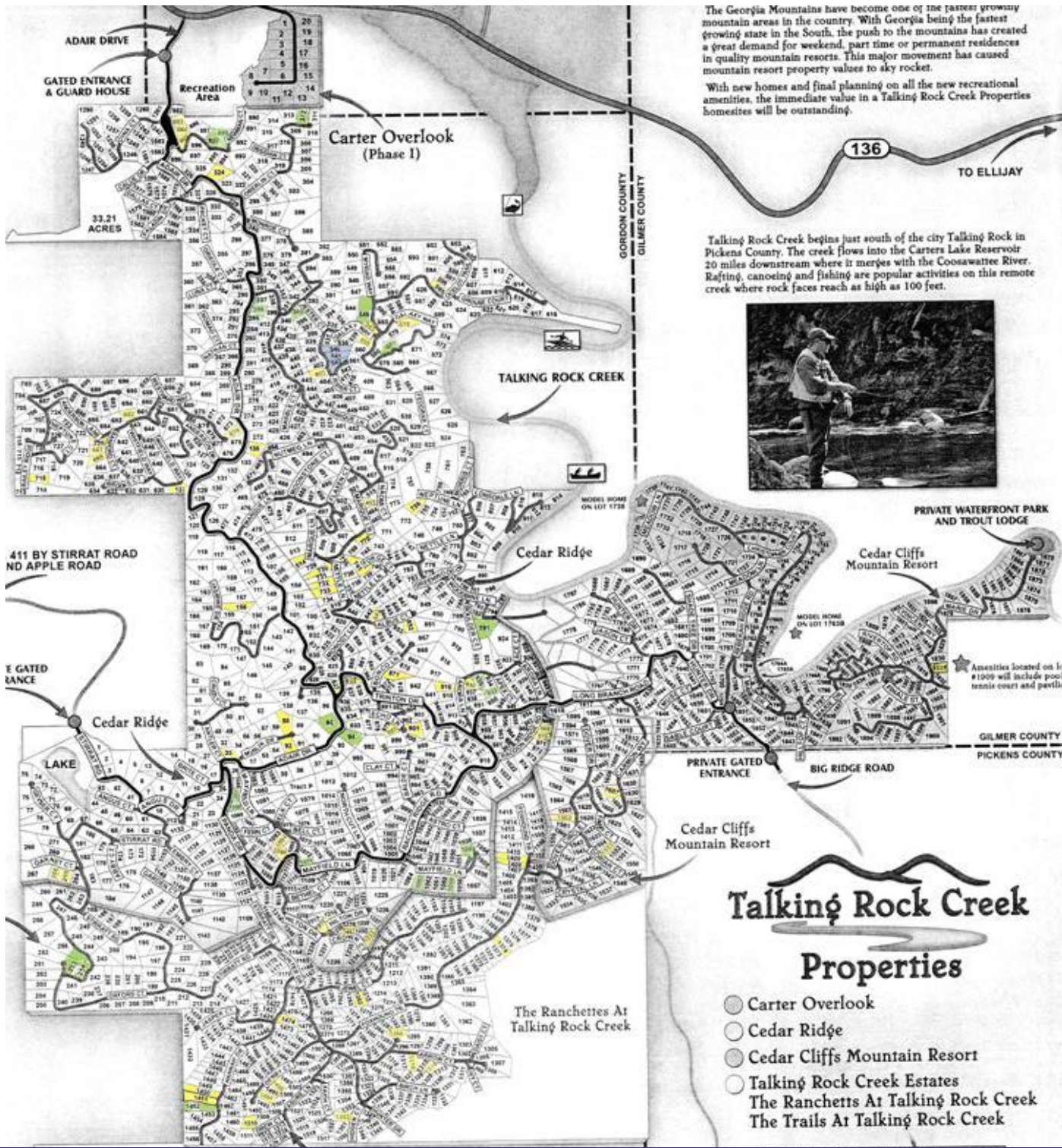
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Lots for Sale



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Photographs



POOL



TENNIS COURT

Photographs



PLAYGROUND



PICNIC AREA

Photographs



TYPICAL LOT



TYPICAL LOT

List of Lots

Lot Number	Location	Lot Size
33	Adair Dr	1.35
88	Muslin Dr	2.07
92	Adair Dr	1.73
122R	Adair Dr	1.46
135	Adair Dr	1.77
156	Jasmine Dr	1.97
265	Garnet Ct	1.86
266	Garnet Ct	1.27
324	Adair Dr	2.09
403	Jester Ct	1.16
493	Marque Ln	1.21
514	Marque Ln	1.94
545	Galaxy Way	1.08
559	Galaxy Way	1.51
577	Galaxy Way	1.03
578	Galaxy Way	1.3
595	Ocelot Trail	1.21
665	Sanford Ct	1.25
667	Sanford Ct	1.15
674	Westward Way	1.22
682	Anderson Ln	1.14

List of Lots

Lot Number	Location	Lot Size
715	Railey Ridge	1.68
725	Anderson Ln	1.2
730	Nettle Ln	1.55
732	Nettle Ln	1.71
733	Nettle Ln	1.84
741	Forge Ct	2.18
756	Neptune Ln	1.53
770	Marque Ln	1.27
827	Adair Dr	1.04
838	Trinton Dr	1.01
843	Albus Ct	1.01
852	Albus Ct	1.38
871	Bonco Ln	1.81
880	Echo Ln	1.01
883	Adair Dr	1.1
884	Adair Dr	1.1
885	Adair Dr	1.01
901	Echo Ln	1.59
916	Arora Ln	1.57
936	Arora Ln	1.01
969	Racoon Ridge Rd	1.21
970	Racoon Ridge Rd	1.08

List of Lots

Lot Number	Location	Lot Size
1094	Mayfield Ln	1.05
1096	Panda Dr	1.18
1218	Hilton Dr	1.31
1231	Crown Ct	1.12
1233	Crown Ct	1.49
1262	Jewel Ct	1.37
1294	Arrow Ct	1.05
1314	Arrow Ct	1.09
1316	Arrow Ct	1.19
1352	Hidden Ct	1.25
1374	Foxhound Trail	1.39
1408	Foxhound Trail	1.57
1409	Foxhound Trail	1.83
1450	Hannah Dr	1.82
1451	Hannah Dr	2.03
1474	Hannah Dr	1.28
1494	Derby Ct	1.03
1496	Derby Ct	1.03
1510	Drew Ct	1.56
1553	Dorian Ct	1.32
1562	Dover Circle	1.24
1607	Carmen Way	1.32
1831	Marie Dr	1.05

List of Lots

Lot Number	Location	Lot Size
540	Jester Ct	1.31
541	Jester Ct	1.28
542	Jester Ct	1.14