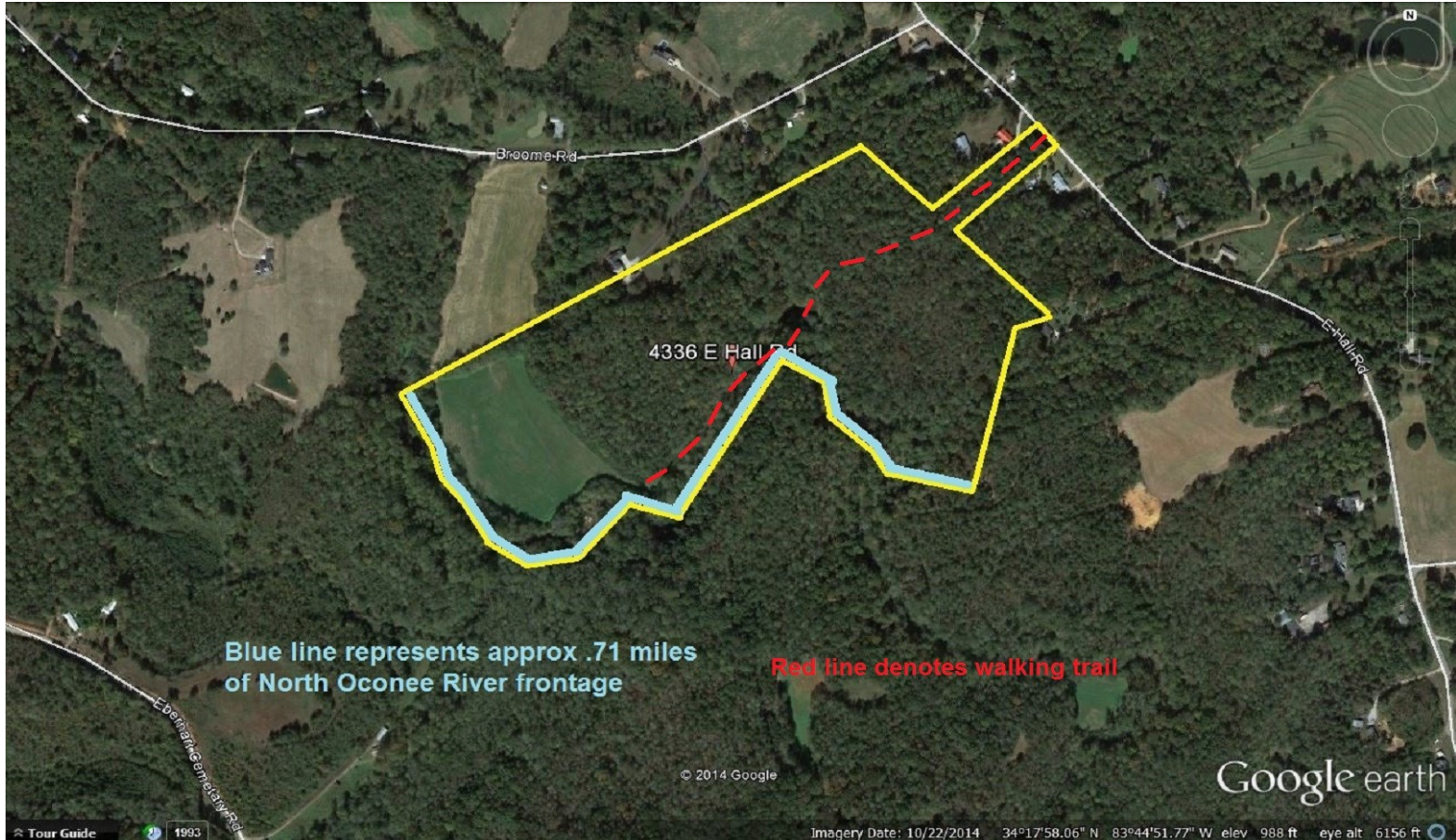




**BERKSHIRE HATHAWAY** | Georgia Properties  
Commercial Division

## For Sale - Hall County

**45 acres with .71 miles of frontage along the North Oconee River**  
***REDUCED*** **\$220,000/\$4,888 an acre**



**4336 East Hall Road, Gainesville 30507**  
**Just 3.9 Miles from I-985**

- ♦ Privacy, close proximity to I-985
- ♦ Hardwoods - comprising approximately 90% of the property.
- ♦ 5-7 acres of pasture
- ♦ Approximately 3,749' on the **North Oconee River**
- ♦ History - a small family cemetery from the Civil War era
- ♦ Abundant wildlife—deer, turkey, beavers

Click for more info and video <http://www.brenthoffman.com/listings/I0263.html>  
Brent Hoffman 770-533-6721 (Direct) 770-536-3007 (office)





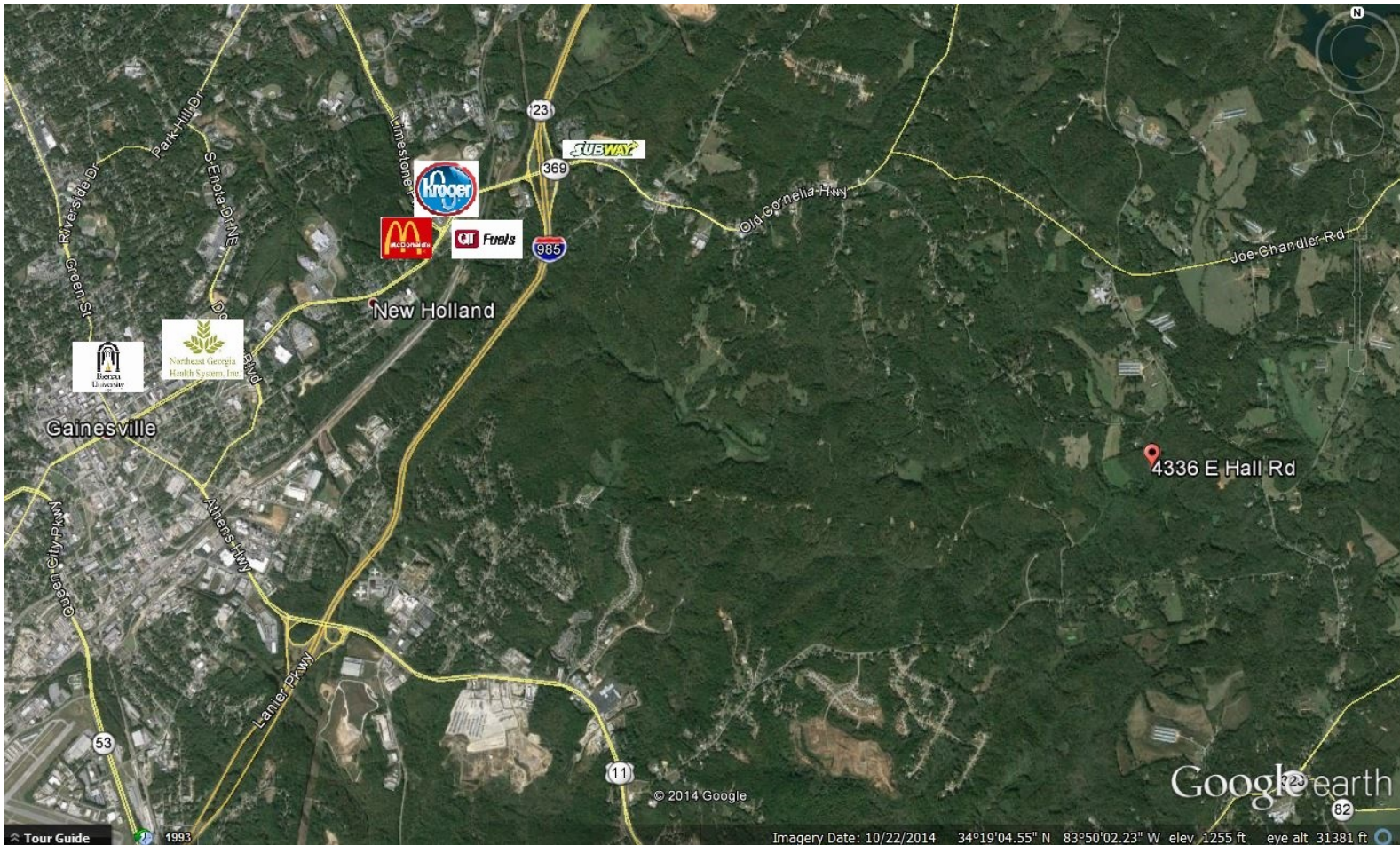
Approximately 3,749  
feet on the North  
Oconee River

5-7 acres of pasture for your  
horses or other livestock



Hardwoods on  
approximately 90% of  
the property





## Convenient to Gainesville—Yet private

Directions: From downtown Gainesville go towards hospital on Jesse Jewell Parkway and go underneath I-985. Go approximately 1.7 miles and take RIGHT onto Broome Road. Take Broome Road until it dead ends into East Hall Road and take a RIGHT. Go approximately 50 yards to property on the right. (See yard sign)

Directions from Atlanta: Take I-85 north out of Atlanta. Exit onto I-985 and go 24 miles north to Exit 24 on I-985. Take a right at bottom of the ramp onto Old Cornelia Highway/Jesse Jewell and go 1.7 miles and take RIGHT onto Broome Road. Take Broome Road until it dead ends into East Hall Road (at Stop Sign) and take a right. Property sign on your right in less than 50 yards.

More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721

