



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties  

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**COMMERCIAL DIVISION**

## ON LAKE LANIER

**72 +/- acres For Sale**  
**Subdivision / Family Estate**  
**Oakwood, GA**



**4401 Mountain View Road, Oakwood, GA 30566**



**MUST SEE DRONE VIDEO**

**Marketed By:**

**Brent Hoffman**

Berkshire Hathaway Home Services GA Properties  
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# Property Information

3,700+/- ft. on Lake Lanier

72+/- Acres

\$1,950,000

\$27,083 / per acre



- ♦ 10 individual dock permits - 32 X 32 with 40 ft. walkways
- ♦ 3,700 feet of Lake Lanier frontage
- ♦ Beautiful rolling hills and hardwoods—ideal for estate or single family residential development
- ♦ 50% wooded / 50% pasture
- ♦ 155 ft. on Mountain View Rd. / would total 450 ft. if adjacent house & acreage were purchased totaling 1.7 ac for \$179,000
- ♦ .5 miles to Balus Creek Park & boat ramp w/ picnic areas & fishing docks
- ♦ Close proximity (3.2 miles) to I-985 at exit 16 Oakwood, shopping, University of North Georgia
- ♦ Zoned ARIII and Vacation Cottage
- ♦ **Highest & Best Use - Residential subdivision/ PUD / family estate**

More info and video at: <http://www.brenthoffman.com/listings/I0336.html>













This property offers 10 32 x 32 foot boat docks with 40 ft. walkways (See lines above)



### Subject Property

Balus Creek Park with 4 boat ramps, fishing docks and picnic areas is just .5 miles down Mountain View Road.







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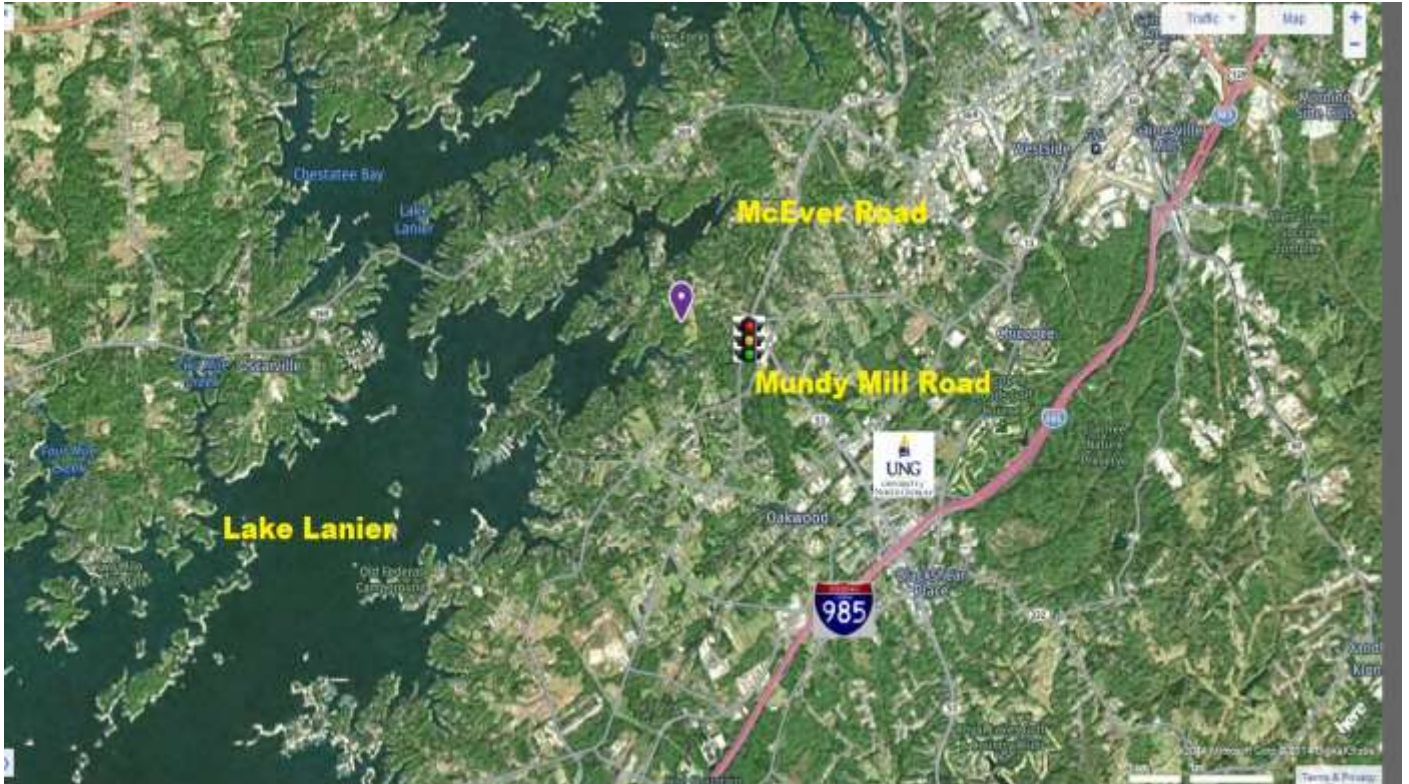
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# Location Map

## Lake Lanier

72+ acres

Oakwood, GA



Convenient to the Atlanta market & North Georgia mountains.

I-985 North to exit 16 (Mundy Mill Road) head West. Make a right on McEver Rd. Left on Mountain View Road at traffic light. Property on left.

