



**13.96 ac of wooded paradise, quiet and peaceful
beautiful hardwoods & specimen trees
REDUCED TO \$6,500 an acre**

REDUCED



3122 Old Cornelia Highway, Gainesville

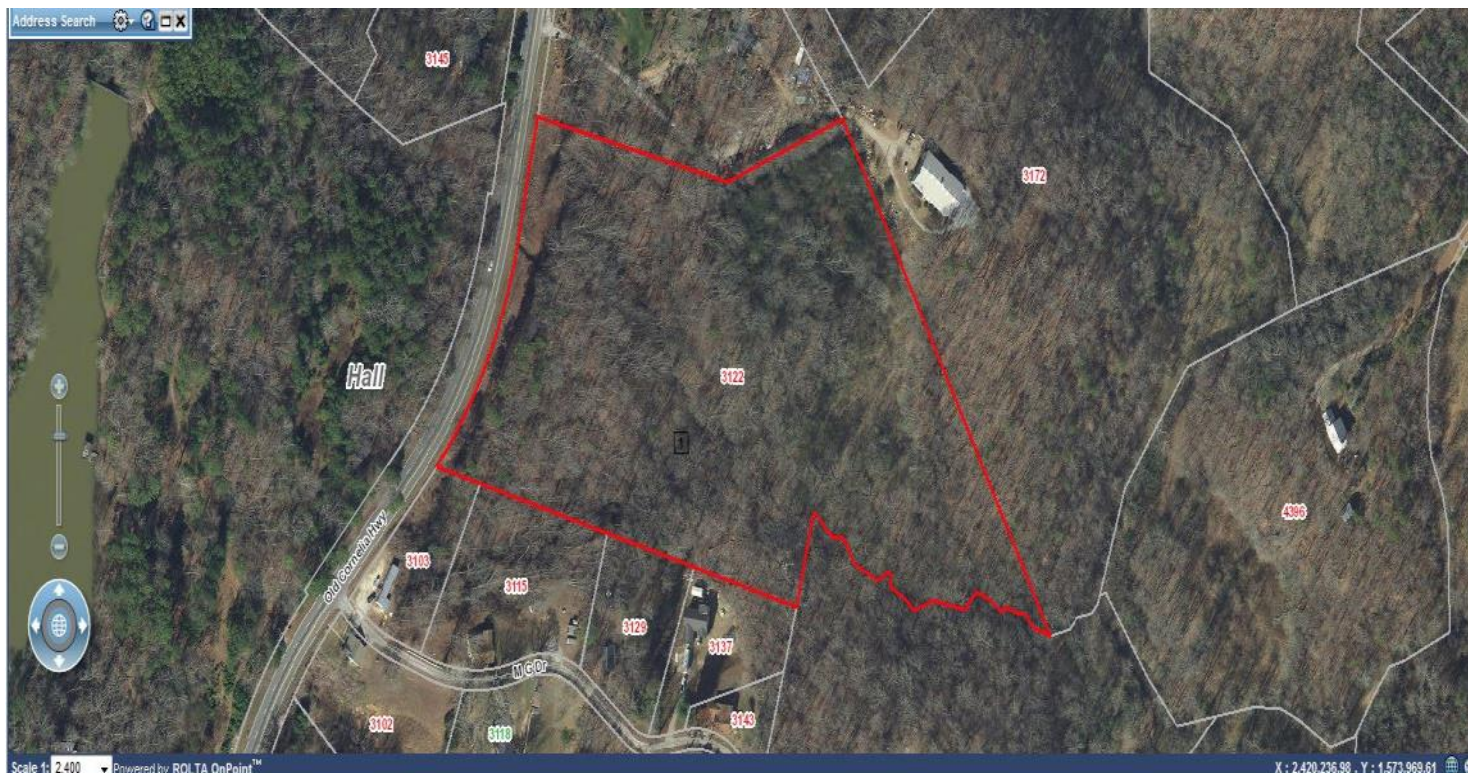
- ♦ Convenient to Gainesville, yet feels like the country
- ♦ 2.3 miles to exit 24 I-985/365 and 3 miles to downtown Gainesville
- ♦ Zoned R-3, City water
- ♦ Over 560 feet of road frontage with driveway into property, just before guardrail
- ♦ Specimen hardwood trees throughout and small pasture or garden
- ♦ Two creeks on property / superb lake site
- ♦ Easy to divide / bring family or friends

**200 West Academy Street, NW
Gainesville, GA 30501**

770-533-6721 (Direct) 770-536-3007 (Office)

Brent@BrentHoffman.com www.BrentHoffman.com





Property is 2.3 miles on Old Cornelia Hwy from I-985 exit 24.

There is a driveway just before the guardrail. The left property line is a telephone pole by stone mailbox for neighbor at 3150 Old Cornelia Hwy.



NOTES:

1. THE AREA WITHIN A RED LINED AREA IS A

2. THE AREA WITHIN A RED LINED AREA IS A

3. THE AREA WITHIN A RED LINED AREA IS A

4. THE AREA WITHIN A RED LINED AREA IS A

5. THE AREA WITHIN A RED LINED AREA IS A

6. THE AREA WITHIN A RED LINED AREA IS A

7. THE AREA WITHIN A RED LINED AREA IS A

8. THE AREA WITHIN A RED LINED AREA IS A

9. THE AREA WITHIN A RED LINED AREA IS A

10. THE AREA WITHIN A RED LINED AREA IS A

11. THE AREA WITHIN A RED LINED AREA IS A

12. THE AREA WITHIN A RED LINED AREA IS A

13. THE AREA WITHIN A RED LINED AREA IS A

14. THE AREA WITHIN A RED LINED AREA IS A

15. THE AREA WITHIN A RED LINED AREA IS A

16. THE AREA WITHIN A RED LINED AREA IS A

17. THE AREA WITHIN A RED LINED AREA IS A

18. THE AREA WITHIN A RED LINED AREA IS A

19. THE AREA WITHIN A RED LINED AREA IS A

20. THE AREA WITHIN A RED LINED AREA IS A

21. THE AREA WITHIN A RED LINED AREA IS A

22. THE AREA WITHIN A RED LINED AREA IS A

23. THE AREA WITHIN A RED LINED AREA IS A

24. THE AREA WITHIN A RED LINED AREA IS A

25. THE AREA WITHIN A RED LINED AREA IS A

26. THE AREA WITHIN A RED LINED AREA IS A

27. THE AREA WITHIN A RED LINED AREA IS A

28. THE AREA WITHIN A RED LINED AREA IS A

29. THE AREA WITHIN A RED LINED AREA IS A

30. THE AREA WITHIN A RED LINED AREA IS A

31. THE AREA WITHIN A RED LINED AREA IS A

32. THE AREA WITHIN A RED LINED AREA IS A

33. THE AREA WITHIN A RED LINED AREA IS A

34. THE AREA WITHIN A RED LINED AREA IS A

35. THE AREA WITHIN A RED LINED AREA IS A

36. THE AREA WITHIN A RED LINED AREA IS A

37. THE AREA WITHIN A RED LINED AREA IS A

38. THE AREA WITHIN A RED LINED AREA IS A

39. THE AREA WITHIN A RED LINED AREA IS A

40. THE AREA WITHIN A RED LINED AREA IS A

41. THE AREA WITHIN A RED LINED AREA IS A

42. THE AREA WITHIN A RED LINED AREA IS A

43. THE AREA WITHIN A RED LINED AREA IS A

44. THE AREA WITHIN A RED LINED AREA IS A

45. THE AREA WITHIN A RED LINED AREA IS A

46. THE AREA WITHIN A RED LINED AREA IS A

47. THE AREA WITHIN A RED LINED AREA IS A

48. THE AREA WITHIN A RED LINED AREA IS A

49. THE AREA WITHIN A RED LINED AREA IS A

50. THE AREA WITHIN A RED LINED AREA IS A

51. THE AREA WITHIN A RED LINED AREA IS A

52. THE AREA WITHIN A RED LINED AREA IS A

53. THE AREA WITHIN A RED LINED AREA IS A

54. THE AREA WITHIN A RED LINED AREA IS A

55. THE AREA WITHIN A RED LINED AREA IS A

56. THE AREA WITHIN A RED LINED AREA IS A

57. THE AREA WITHIN A RED LINED AREA IS A

58. THE AREA WITHIN A RED LINED AREA IS A

59. THE AREA WITHIN A RED LINED AREA IS A

60. THE AREA WITHIN A RED LINED AREA IS A

61. THE AREA WITHIN A RED LINED AREA IS A

62. THE AREA WITHIN A RED LINED AREA IS A

63. THE AREA WITHIN A RED LINED AREA IS A

PATTON - PATTON INC.

257 Davis Avenue
Chickasaw, GA, 30901
Phone: (770) 352-0912

MRS. T.J. CANUPP ESTATE

DECEASED

GRANDSON OF - 403

HALL COUNTY, GEORGIA

SCALE: 1" = 100' DATE: 12-12-1999

PREP: 12-12-1999 (REV: 1)

25-10-240

13.96 acres