

0 TWIN RIVER ORCHARD RD, DEMOREST GA

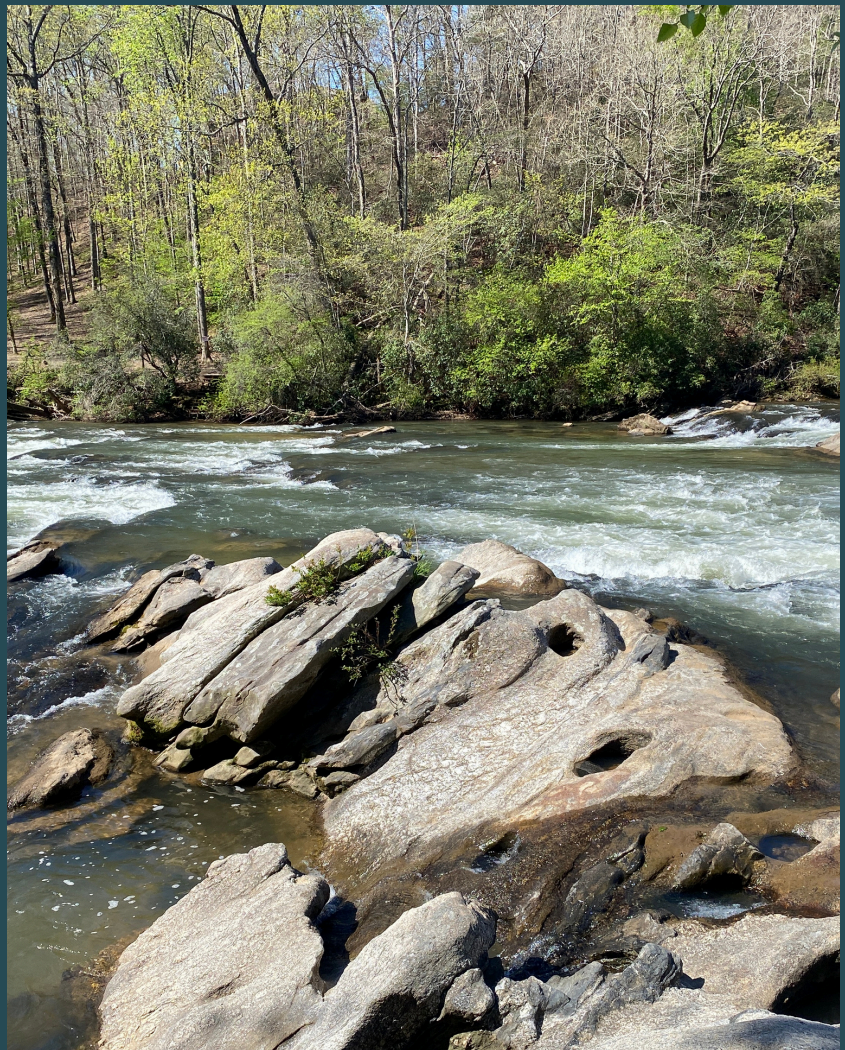


305 ACRES

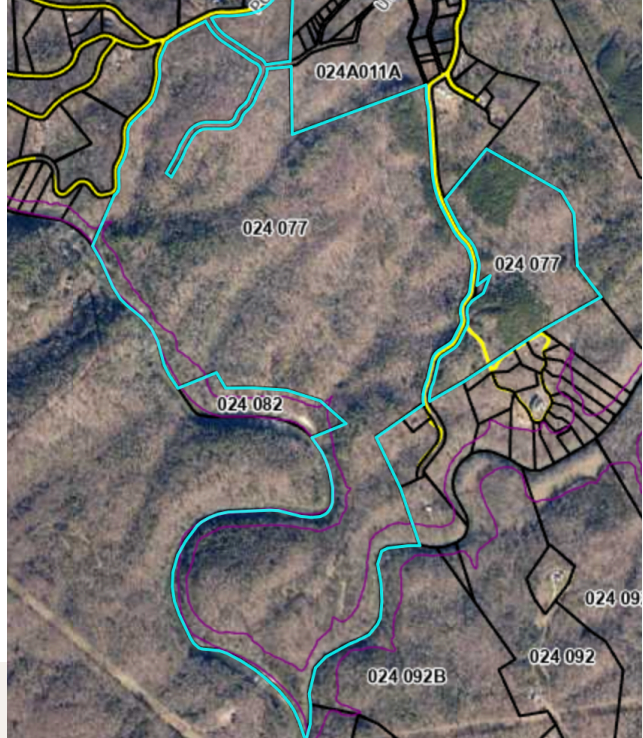
*Where the Soque River meets the
Chattahoochee River*

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The PROPERTY



305 acres of premier river property in North Georgia, along the Chattahoochee and Soque Rivers, at the very spot where the Soque flows into the Chattahoochee. One property — two rivers!

This unique 305-acre property features 1.3 miles of river frontage along the Chattahoochee, including the best rafting shoals along the river, and 0.5 miles along the Soque. Multiple beaches and sand bars.

The timber and wildlife have been well managed on the property and are mature. No clearcuts, no timber harvesting in the past two decades. The property contains multiple creeks and streams. The topography allows for a variety of uses.

Fiber optic cable is available from internet providers, as is public water from the city of Demorest. Electric is at the road.

The property has been owned by one family for six decades, who have taken great care of it. This is the first time it has been on the market in 60 years.

Located one hour north of Jimmy Carter Blvd. The property is private, yet near the amenities and towns of the North Georgia Mountains.

One Property - Two Rivers!

FEATURES

of the Property

The Property at a Glance:

- 305.22 acres at the location where the Chattahoochee River meets the Soque River
- 1.3 miles of Chattahoochee River frontage
- 0.5 miles of Soque River frontage
- Creeks on the property (could build a lake, if desired)
- Mature timber
- Build single family homes, cabins, vacation rentals
- Hunting, fishing, hiking
- Owned by one family for the past 60+ years
- City of Demorest water
- Fiber optic cable is at the road
- Electricity at the road
- Buck Shoals Wildlife Management Area is across the Chattahoochee River
- Private setting, yet near the amenities of the North Georgia Mountains
- Location:
 - Latitude: 34.55827529
 - Longitude: -83.61604312



OFFERED AT: \$8.5M



Local ATTRACTIONS

Natural Beauty and Cultural Charm

The North Georgia mountains are a treasure trove of natural beauty and cultural charm, offering a diverse array of local attractions that appeal to all kinds of visitors. One of the standout destinations is the town of Helen, a quaint Alpine-themed village that transports visitors to a Bavarian wonderland. Helen is famous for its cobblestone streets, vibrant festivals such as Oktoberfest, and unique shops offering everything from handmade crafts to delicious German treats.

Just a short drive from Helen, Anna Ruby Falls presents a magnificent display of twin waterfalls, accessible via a scenic hiking trail through the lush Chattahoochee National Forest.

Hunting, fishing, hiking, biking, sightseeing, kayaking, and rafting are available throughout North Georgia.



A Haven for Outdoor Enthusiasts

Unicoi State Park is a haven for outdoor enthusiasts. The park offers a variety of activities, including hiking, zip-lining, and paddleboarding on Unicoi Lake. The park's diverse trail system ranges from easy walks to challenging hikes, catering to all skill levels.

The Smithgall Woods State Park is another gem, known for its excellent trout fishing and tranquil natural environment. Visitors can also explore the many vineyards and wineries in the area, such as Yonah Mountain Vineyards, which offer tours and tastings set against the backdrop of the stunning Appalachian landscape.

The natural wonders continue with Tallulah Gorge State Park. This park is home to one of the most impressive canyons in the eastern United States, featuring a series of waterfalls and a suspension bridge that provides breathtaking views of the 1,000-foot-deep gorge.

The towns of Clarkesville and Cornelia offer charming downtown areas with antique shops, art galleries, local restaurants, and cozy cafes, perfect for a leisurely afternoon stroll.

Interested in the PROPERTY?



1 Schedule a Showing

Contact Derek Spain, the listing agent, to schedule a private showing for your party. You should allow for 2-3 hours to explore the property. We will access the property at four different locations, driving down logging roads in the 4x4 Jeep Wrangler, viewing the terrain of the property from the road down to the two rivers. We will walk along the rivers, even to the spot where the rivers meet. The showing will give you a good overall feel for the entire property. Contact Derek at 770.776.8411 for the next available appointment.



2 Dream about Possibilities

The topography of the property lends itself to multiple uses, which could include some or all of these possibilities: luxury homes on estate lots, riverfront homes, cabins, single family residences, vacation getaways, short-term rentals, hiking trails, and common space access to the river. Building a lake is possible because of the creeks that flow through the property. Fishing areas, beach areas, boat access areas, and community lodges are options. The serenity of the locale could be the spot for a retreat or recreation center.



3 Next Steps

If you are interested in taking next steps on the property, Derek will guide you through the process. He will be available to answer your questions, provide requested documents, direct you to other industry experts as needed, and help you with the details as you consider making an offer. He will be available to meet you for site visits before, during, and after the due diligence period. He will help you each step of the way. We understand this property is not the right fit for everyone, but if it is the right property for you, we look forward to working with you!

Listing Details and LISTING AGENT



Listing Details

Listing Price: \$8,500,000
Listing price per acre: \$27,849
GAMLS: 20112390
FMLS: 7194756
Call/text: 770.776.8411
Office: 888.959.9461 ext 127
Email: derek.spain@exprealty.com



Derek Spain

Derek has devoted his life to serving others and helping people to make some of life's most important decisions. He is passionate about moving people forward. He has worked with Olympic athletes, business owners, church leaders, families, and individuals in a variety of settings.

He is a full time REALTOR® with eXp Realty, helping people from all over the world with their real estate needs in Georgia. Derek will help you any way that he can. He will help you get from where you are to where you want to be.

Contact Us

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