

**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**35± ACRES**  
**WALKER COUNTY, GA**  
**\$252,000**



OFFICE (478) 382-2880 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE WALKER 35

## PROPERTY PROFILE

### LOCATION:

- E Armuchee Road  
Lafayette, GA 30728
- Walker County
- 5± Miles S of Villanow
- 18.9± Miles SW of Dalton
- 18.8± Miles NE of Summerville
- 41± Miles S of Chattanooga
- 93.2± Miles NW of Atlanta

### PROPERTY USE:

- Recreational
- Potential Home Site
- Camping
- Investment

### COORDINATES:

- 34.60523, -85.12834

### PROPERTY INFORMATION:

- 35± Wooded Acres
- Rolling Topography
- Road Frontage
- Borders the Chattahoochee  
National Forest

### TAX INFORMATION:

- Parcel 0566-007
- \$2,690.71



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**JUSTIN HASTY, ALC**

ASSOCIATE BROKER

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P.O. Box 340 - Rocky Face, GA 30740

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE WALKER 35

**THE WALKER 35 IS A RARE FIND IN NORTHWEST GEORGIA!** The beautiful 35± acre recreational property is situated roughly five miles south of Villanow and borders the Chattahoochee National Forest. This Walker County tract offers hunting and camping potential. The topography starts off flat near E Armuchee Road and then begins to roll a little as you reach the government woods. A culvert is in place for ingress/egress, a convenient start to your home or cabin site. Approximately 20 years ago, the timber was cut, but some big hardwoods still stand on the ridge in the back. During the initial evaluation, turkey signs and rubs were noted.

**For more information and to schedule a personal tour, call Justin Hasty today!**



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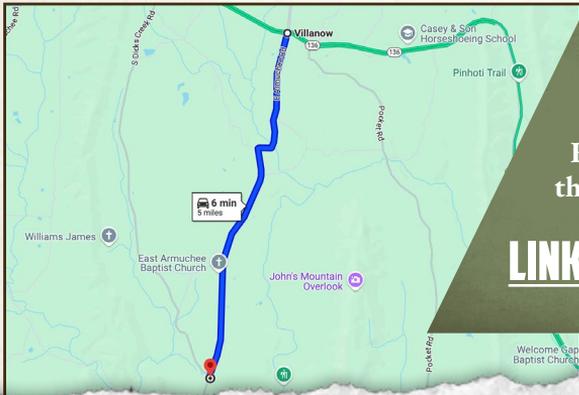
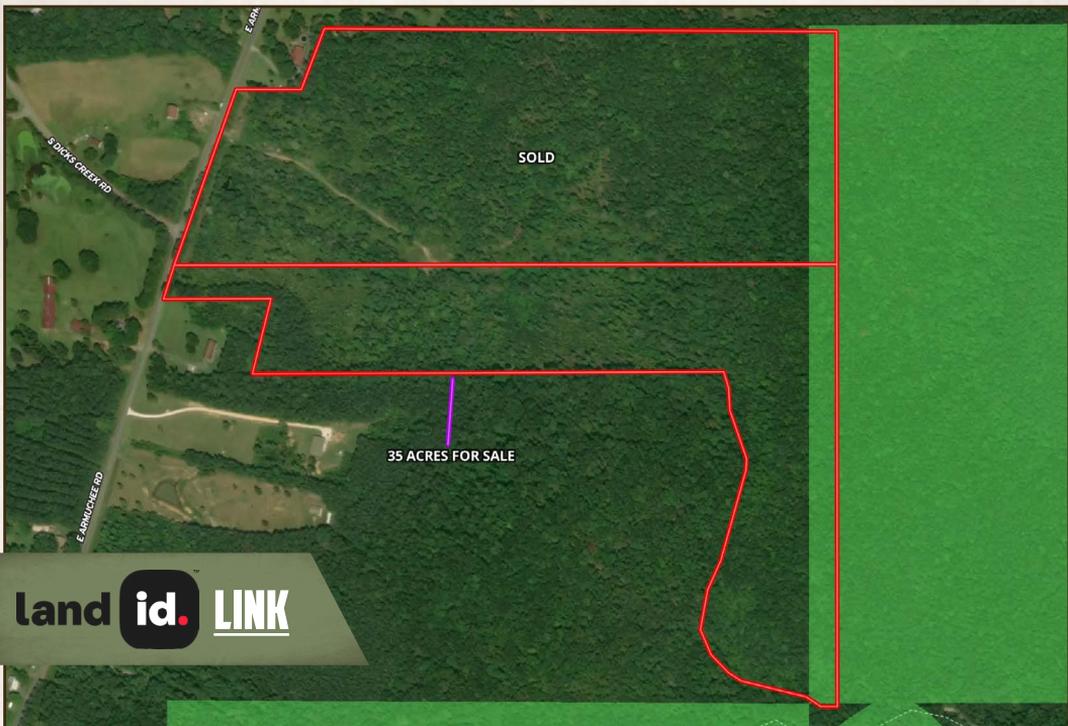
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Directions From Villanow, GA:  
Travel 5 miles south on E Armuchee Road and the destination will be on the left.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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