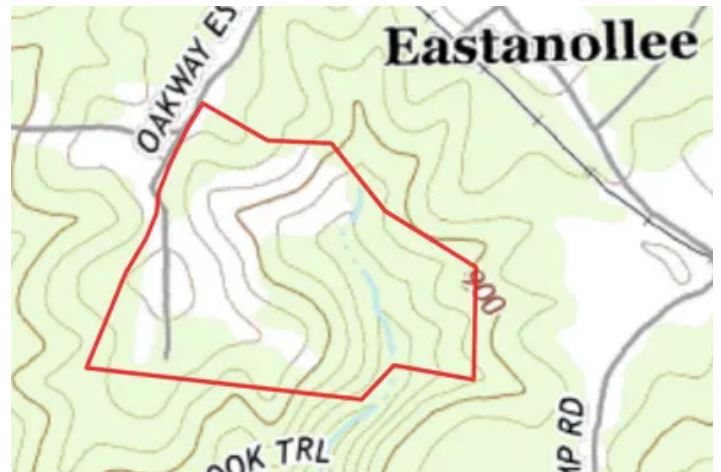


Eastanollee Oaks 45
271 Oak Way Drive
Eastanollee, GA 30538

\$499,000
44.84± Acres
Stephens County



Eastanollee Oaks 45
Eastanollee, GA / Stephens County

SUMMARY

Address

271 Oak Way Drive

City, State Zip

Eastanollee, GA 30538

County

Stephens County

Type

Recreational Land, Hunting Land, Farms, Timberland, Residential Property

Latitude / Longitude

34.516681 / -83.261064

Dwelling Square Feet

3,721

Bedrooms / Bathrooms

2 / 2

Acreage

44.84

Price

\$499,000

Property Website

<https://www.mossoakproperties.com/property/eastanollee-oaks-45/stephens/georgia/93441/>



MORE INFO ONLINE:

<https://www.mossoakproperties.com/office/mossy-oak-properties-rural-land-investments/>

PROPERTY DESCRIPTION

45± Acres in Eastanollee, GA - 271 Oak Way Drive - Versatile Land with Home, multiple Storage Buildings

Don't miss this unique opportunity to own approximately 45± acres of picturesque land in Eastanollee, Georgia. It is located just 6 miles from Toccoa and conveniently located 11 miles from Lavonia and I-85. This spacious property offers the perfect blend of rural tranquility and convenient accessibility.

The property showcases a diverse landscape of hardwoods and pines, a scenic creek bottom, interior trails, open field, and a level homesite positioned at the top of the land. Its secluded habitat supports the abundant wildlife, including whitetail deer, turkey, and small game.

A large 3721 sq. ft. unfinished home on-site provides the bones for someones future dream home. Perched on a gentle rise, it overlooks rolling hills and mature timber, creating an idyllic backdrop for everyday living or weekend getaways. It also features multiple storage buildings (see the Land ID Map), providing ample space for equipment storage, agricultural use, etc. Additionally, a 504 sq. ft. unfinished cabin sits below the main house, offering potential for renovation or can be removed to make way for new construction.

A network of interior trails winds through the property - perfect for ATV rides, hiking, or hunting. You'll find a mix of hardwoods, pines, open grassland, and a winding creek, offering endless opportunities to explore, relax, and enjoy nature's beauty. The creek was dammed up in 2013 to create a 2-acre pond, although the pond doesnt exist anymore, but there is potential for building a pond.

The farm has fencing throughout the property, a setup previously optimized for goats but easily adaptable for a variety of livestock. For the poultry enthisiuast, the infrastructure is already in place: the greenhouse has been utilized for chickens, as well as one of the outbuildings serves as a dedicated lay house. There is also an outbuilding that has a sink and fridge that was being used as an egg-washing station. The grounds are as productive as they are beautiful, featuring a yard with apple and peach trees, as well as blueberry bushes.

Whether your vision is to start a hobby farm, a homestead, a hunt camp, a private estate, or a recreational retreat, this property offers the perfect foundation for your next chapter. The possibilities on this farm are endless. Come see the potential. Come feel the peace. This is the place where your vision can take root.

Features of the Property:

- 45± acres of mixed terrain: A mix of hardwoods and pines, creek bottom, meandering trails, open field, and a level homesite with 4± acres of grassland
- 3721 sq. ft. unfinished farm house
- City water and well, Power, Septic
- Multiple large metal storage buildings for storage, agricultural use
- 504 sq. ft. unfinished cabin/guest house (requires renovation)
- Abundant wildlife, including whitetail deer, turkey, and small game populations
- Three access gates off of Oakway Estates
- Excellent potential for recreational, residential, agricultural, or investment use
- Located 6 miles from Toccoa and 11 miles from Lavonia and I-85
- 30 miles from Commerce, GA and less than an hour from Anderson, SC and Athens, GA

CALL OR TEXT [704-458-1654](tel:704-458-1654) for more info.

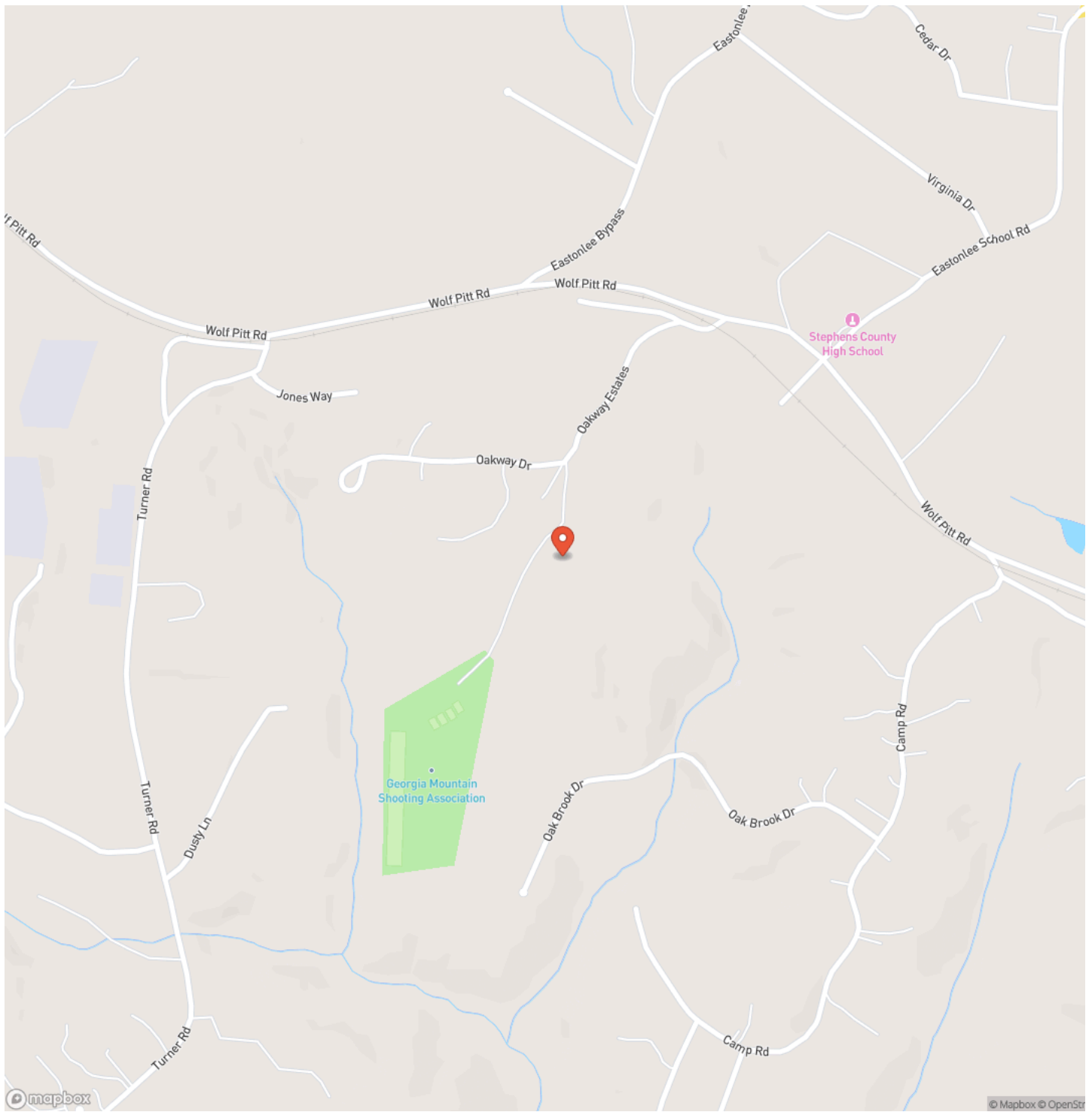
MORE INFO ONLINE:

<https://www.mossoakproperties.com/office/mossy-oak-properties-rural-land-investments/>

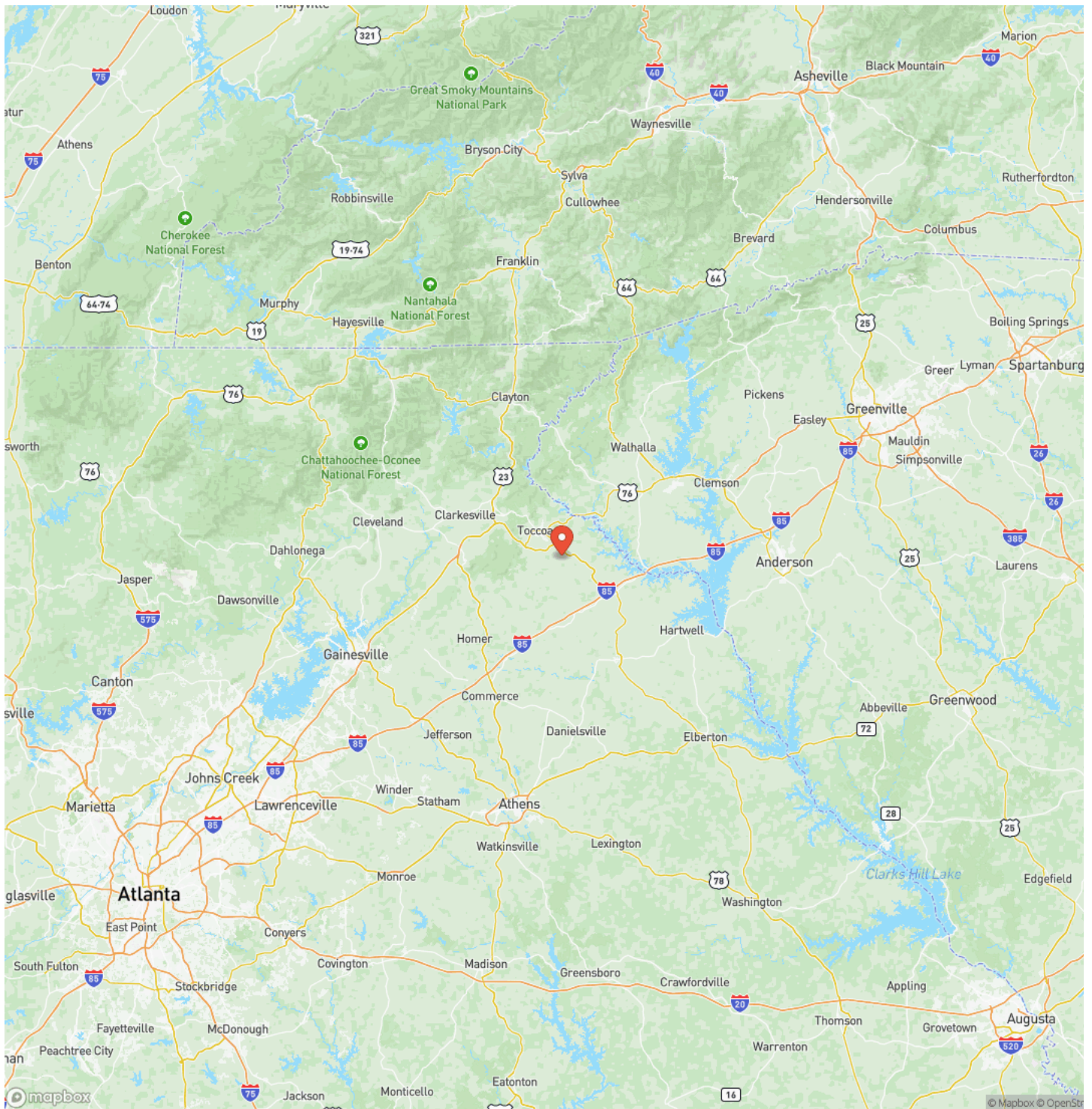
Eastanollee Oaks 45
Eastanollee, GA / Stephens County



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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DISCLAIMERS

"Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property."

Mossy Oak Properties Rural Land Investments

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

<https://www.mossyoakproperties.com/office/mossy-oak-properties-rural-land-investments/>
