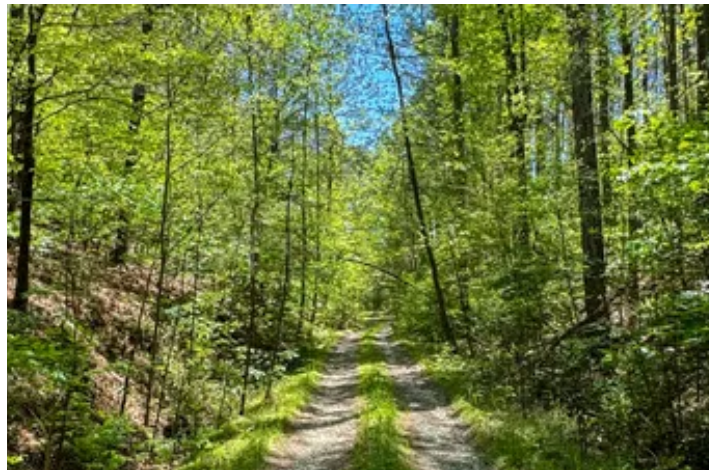
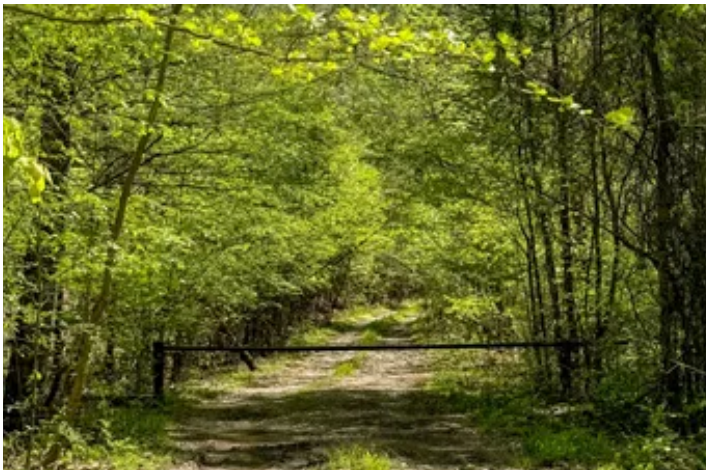


**SHIRLEY ROAD TRACT**  
0 Shirley Rd SE  
Fairmount, GA 30139

**\$742,500**  
150± Acres  
Gordon County



**SHIRLEY ROAD TRACT**  
**Fairmount, GA / Gordon County**

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**SUMMARY**

**Address**

0 Shirley Rd SE

**City, State Zip**

Fairmount, GA 30139

**County**

Gordon County

**Type**

Hunting Land, Timberland, Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

34.483329 / -84.736367

**Acreage**

150

**Price**

\$742,500

**Property Website**

<https://compasslandpartners.com/property/shirley-road-tract-gordon-georgia/106563/>



## **SHIRLEY ROAD TRACT**

### **Fairmount, GA / Gordon County**

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#### **PROPERTY DESCRIPTION**

The Shirley Road Tract is a 150-acre property located in Gordon County, Georgia, near the town of Fairmount. Currently used for hunting, this wooded tract offers a compelling combination of timber value, recreational opportunity, and convenient access that makes it a strong candidate for buyers seeking undeveloped land with lasting potential.

#### **Location**

Situated near Fairmount, Georgia, this property places buyers within easy reach of a range of destinations and amenities. Downtown Fairmount is just 15 minutes away, while Carters Lake - a premier fishing and recreation destination - is approximately 20 minutes out. Jasper and Ellijay are each within 35 minutes, and Cartersville is about 40 minutes away. The property's central position makes it a practical and well-connected choice for buyers looking to invest in North Georgia land.

#### **Access**

The Shirley Road Tract fronts Shirley Road SE, a county road that provides reliable paved access to the property. Once on-site, buyers will find interior dirt roads that allow for navigation across the tract.

#### **Topography**

The property features rolling topography that supports diverse vegetation patterns and creates distinct areas suitable for both timber management and recreational use.

#### **Improvements**

This property does not have any structures, which gives buyers the flexibility to develop the land according to their vision and timeline.

#### **Timber**

The Shirley Road Tract supports an impressive timber profile. The property includes mature hardwood drains, mature pine, and pre-merchantable pine - a combination that offers both immediate timber value and long-term income potential. The diversity of timber types makes the tract appealing to buyers interested in active timber management or simply in holding a well-stocked, productive piece of land.

#### **Wildlife and Recreation**

The wooded terrain and varied landscape of this property create favorable conditions for hunting and other outdoor recreation. The tract is currently used for hunting, and its natural cover and rolling topography support wildlife activity that will appeal to hunters and outdoor enthusiasts alike.

#### **Current and Potential Use**

The property is currently used for hunting, although buyers may also find value in the tract's timber resources or choose to hold the land for long-term appreciation.

#### **Summary**

The Shirley Road Tract offers 150 acres of wooded, rolling land near Fairmount, Georgia, with paved road access, quality timber, and strong recreational appeal - all within close reach of several North Georgia towns and outdoor destinations. Whether you are looking for a hunting tract, a timber investment, or simply a well-located piece of undeveloped land, this property warrants a closer look. Contact us today to learn more or to schedule a showing.

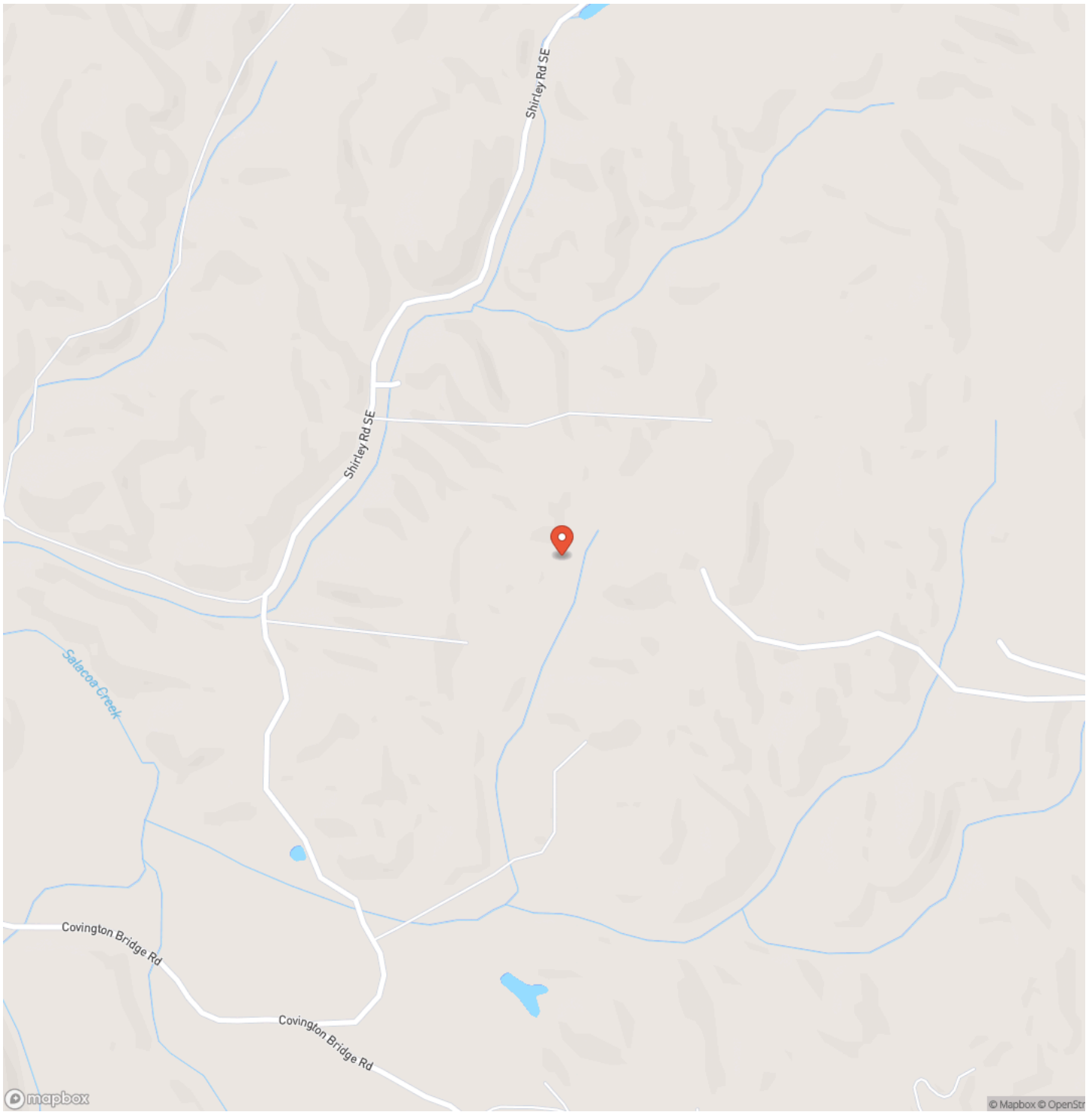


**SHIRLEY ROAD TRACT**  
Fairmount, GA / Gordon County

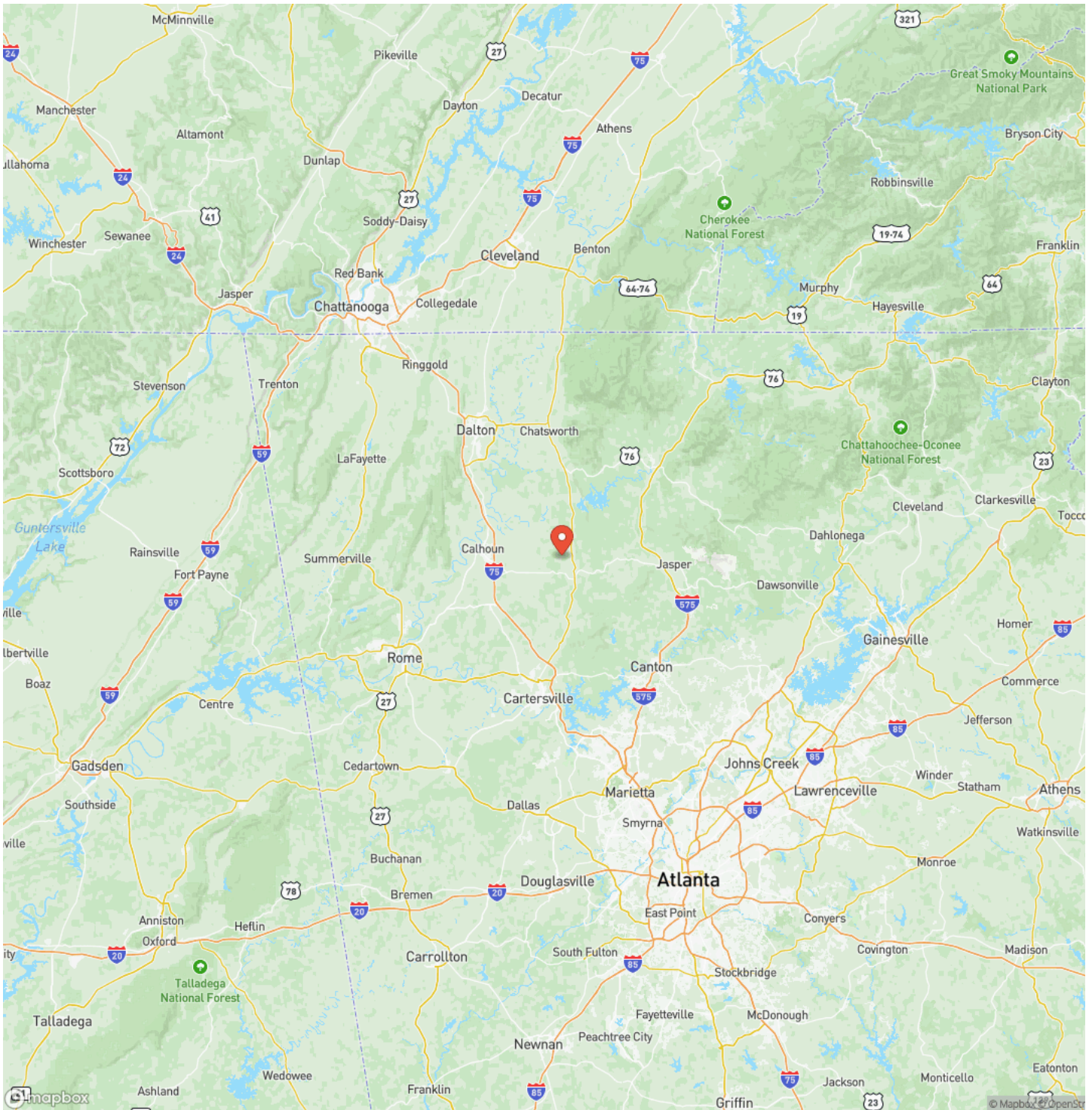
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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