

**POSSUM HOLLOW B**  
0 Possum Hollow Rd SE  
Fairmount, GA 30139

**\$1,576,750**  
371± Acres  
Gordon County



**POSSUM HOLLOW B**  
**Fairmount, GA / Gordon County**

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**SUMMARY**

**Address**

0 Possum Hollow Rd SE

**City, State Zip**

Fairmount, GA 30139

**County**

Gordon County

**Type**

Hunting Land, Undeveloped Land, Recreational Land, Lot

**Latitude / Longitude**

34.484897 / -84.723167

**Acreage**

371

**Price**

\$1,576,750

**Property Website**

<https://compasslandpartners.com/property/possum-hollow-b-gordon-georgia/106406/>



## **POSSUM HOLLOW B**

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

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#### **PROPERTY DESCRIPTION**

Possum Hollow B is a 371-acre wooded tract located in Gordon County, Georgia, near the small town of Fairmount. This property offers a versatile opportunity for buyers seeking undeveloped acreage in the North Georgia foothills. Whether you are looking to invest in timber, establish a private hunting retreat, or simply hold a substantial piece of wooded land, this tract deserves a closer look.

#### **Location**

Situated in Gordon County, Georgia, Possum Hollow B is near several regional destinations. Fairmount is approximately 10 minutes away, while Carters Lake - a premier North Georgia reservoir - is about 20 minutes from the property. Jasper, Georgia, is roughly 35 minutes out, and Talking Rock is within 30 minutes. The combination of relative seclusion and proximity to established towns and recreation areas makes this an attractive location for buyers.

#### **Access**

The property is physically accessed via Possum Hollow Road SE, a gravel road. Internal travel is facilitated by dirt roads, allowing buyers to move through the acreage with a suitable vehicle.

#### **Topography**

Possum Hollow B features rolling topography that is characteristic of the North Georgia foothills region. The varied terrain adds natural character to the land and contributes to diverse habitat conditions throughout the tract.

#### **Improvements**

There are no existing improvements on this property, which allows buyers to develop the land according to their specific vision.

#### **Timber**

The property supports a diverse mixture of timber types, including mature hardwood drains, mature pine, and pre-merchantable pine stands. The wooded character of the tract is consistent throughout, with the hardwood drains in particular adding ecological and aesthetic value. This timber diversity provides potential income opportunities and adds long-term value to the land.

#### **Wildlife and Recreation**

The rolling wooded terrain, mature hardwood drains, and pine stands create a natural habitat for a variety of wildlife, making this tract a strong candidate for a private hunting property. Outdoor enthusiasts will find the acreage and landscape equally appealing for hiking, wildlife observation, and general recreational use.

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

The property is currently undeveloped, leaving the next owner with wide open options. Given its timber resources, size, and wooded character, this tract is well-positioned for use as a hunting retreat, timber investment, or long-term recreational holding. Buyers looking for a large, versatile parcel in North Georgia will find this property worth serious consideration.

#### **Summary**

Possum Hollow B offers 371 acres of rolling, wooded land in Gordon County, Georgia, with a mix of mature hardwoods, mature pine, and pre-merchantable pine situated within a reasonable drive of Fairmount, Carters Lake, and Jasper. The property's size, timber diversity, and undeveloped nature make it a strong option for hunters, timber investors, and recreational land buyers alike. Contact us today to learn more about this property or to schedule a showing.

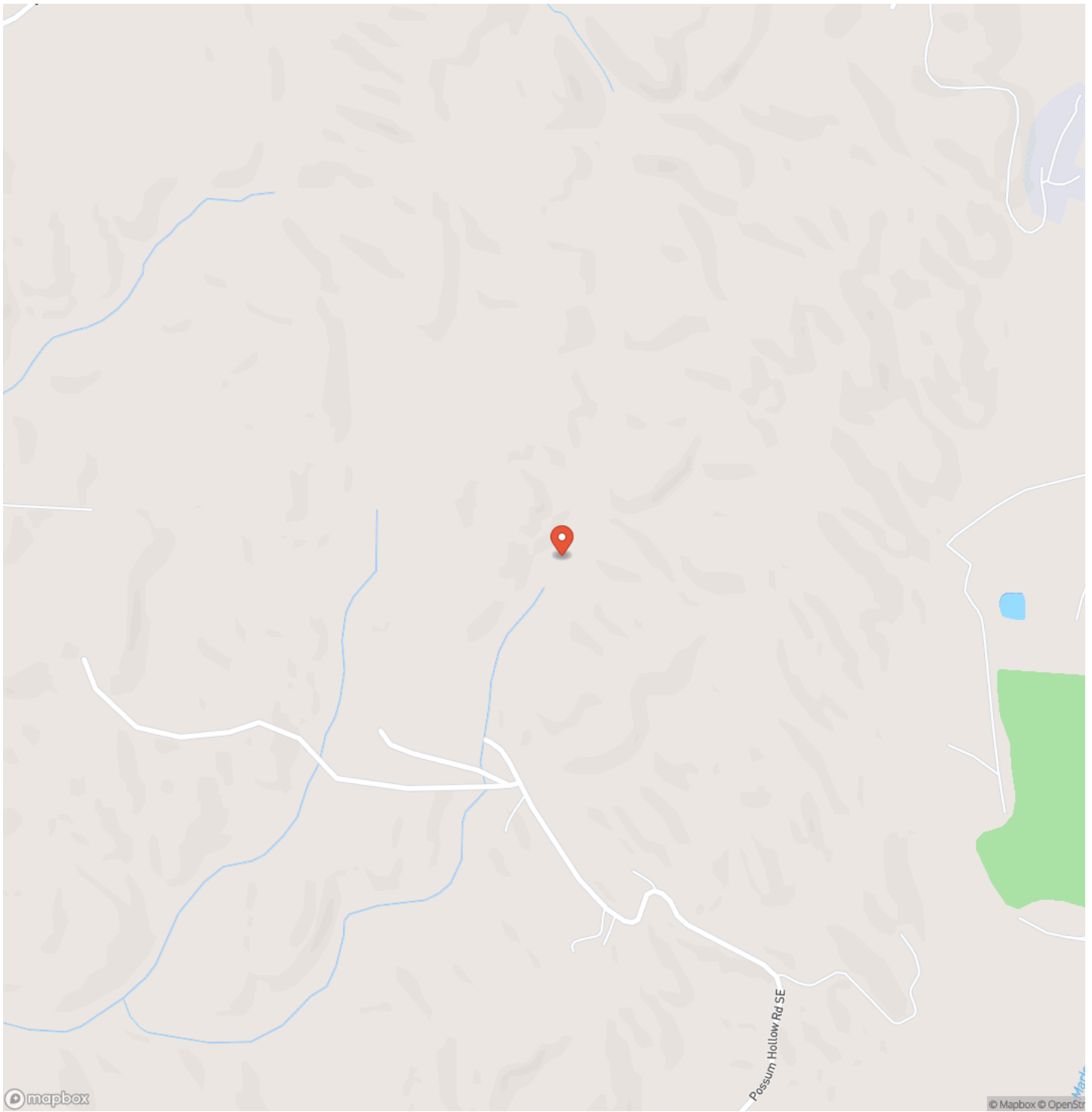


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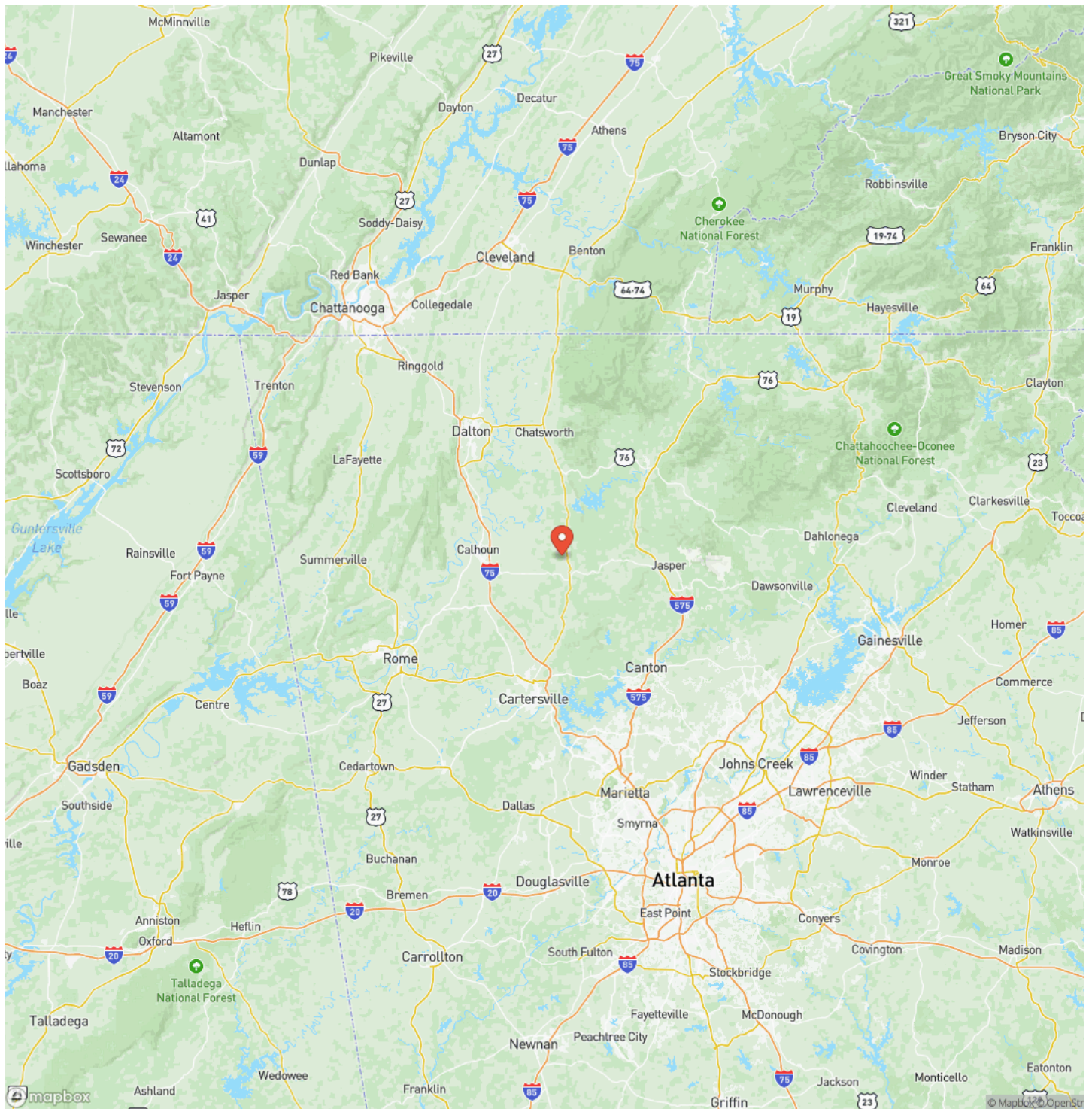
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## Locator Map



# 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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