





FORESTAR

LAND SALES

For your *family*.
For your *foundation*.
For your *future*. Forestar.

WWW.LANDFORSALE.FORESTARGROUP.COM

Hudson River Tract, Franklin County Georgia (15039)

From daybreak to sunset, this recreational paradise is unlike any other. Build the dream home you've always wanted on this gorgeous riverfront property. You'll feel thousands of miles away from city life when hiking through old pines established in 1996, camping on the rolling hills, and relaxing on the bluffs overlooking the Hudson River.

What's more, this premier site is only 11 miles from Victoria Bryant State Park, one of northern Georgia's best-kept secrets. You can take your pick of outdoor activities — hiking, canoeing, whitewater rafting, kayaking, swimming, water skiing, golf or paintball. The city of Athens is also just 25 miles away, along with many options for shopping, entertainment, recreation and dining.

With its wooded hills and rushing streams, the quiet retreat has a diverse mix of wildlife. It's perfect for hunting, fishing and bird-watching. And there are several areas that could be converted to pastures for more enjoyment. County road frontage and 1/2 mile of interior roads are also available. Put yourself closer to a life surrounded by extraordinary beauty.

Tract Information:

- County : Franklin Co, GA
- Property ID: 15039
- Total Acres: 162 acres +/-
- Available Parcels: 1
- Price per Acre: See Website
- Total Price: See Website
- Zoning: AG/RURAL
- Tax Map: 40
- Parcel Number: 49
- Schools: Carnesville Elementary School
Franklin County Middle & High School

Amenities:

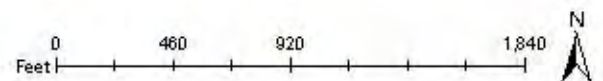
- Pine Plantation
- Utility Access
- Water Feature
- Riverfront Views

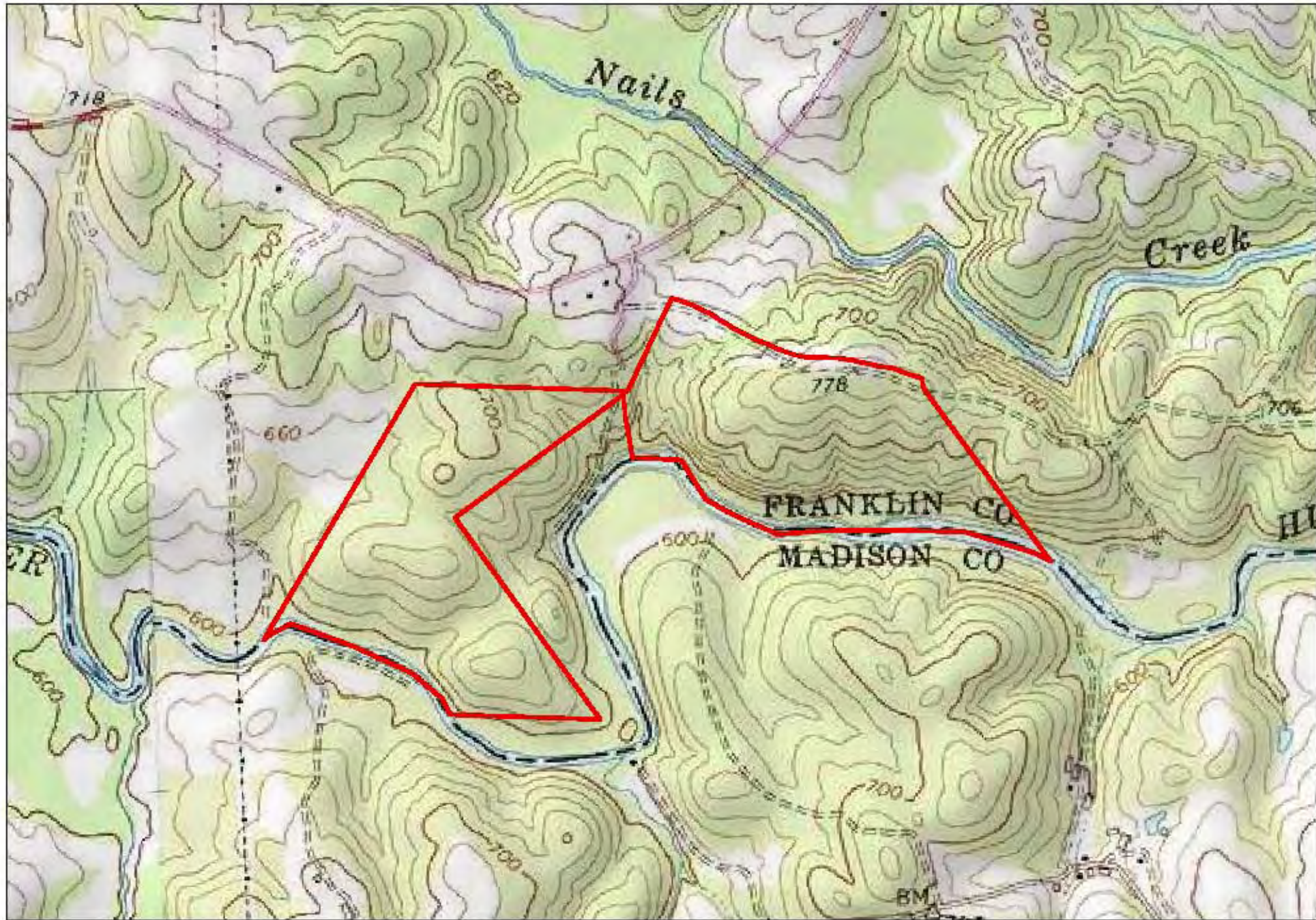
The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.



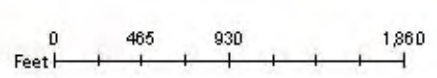


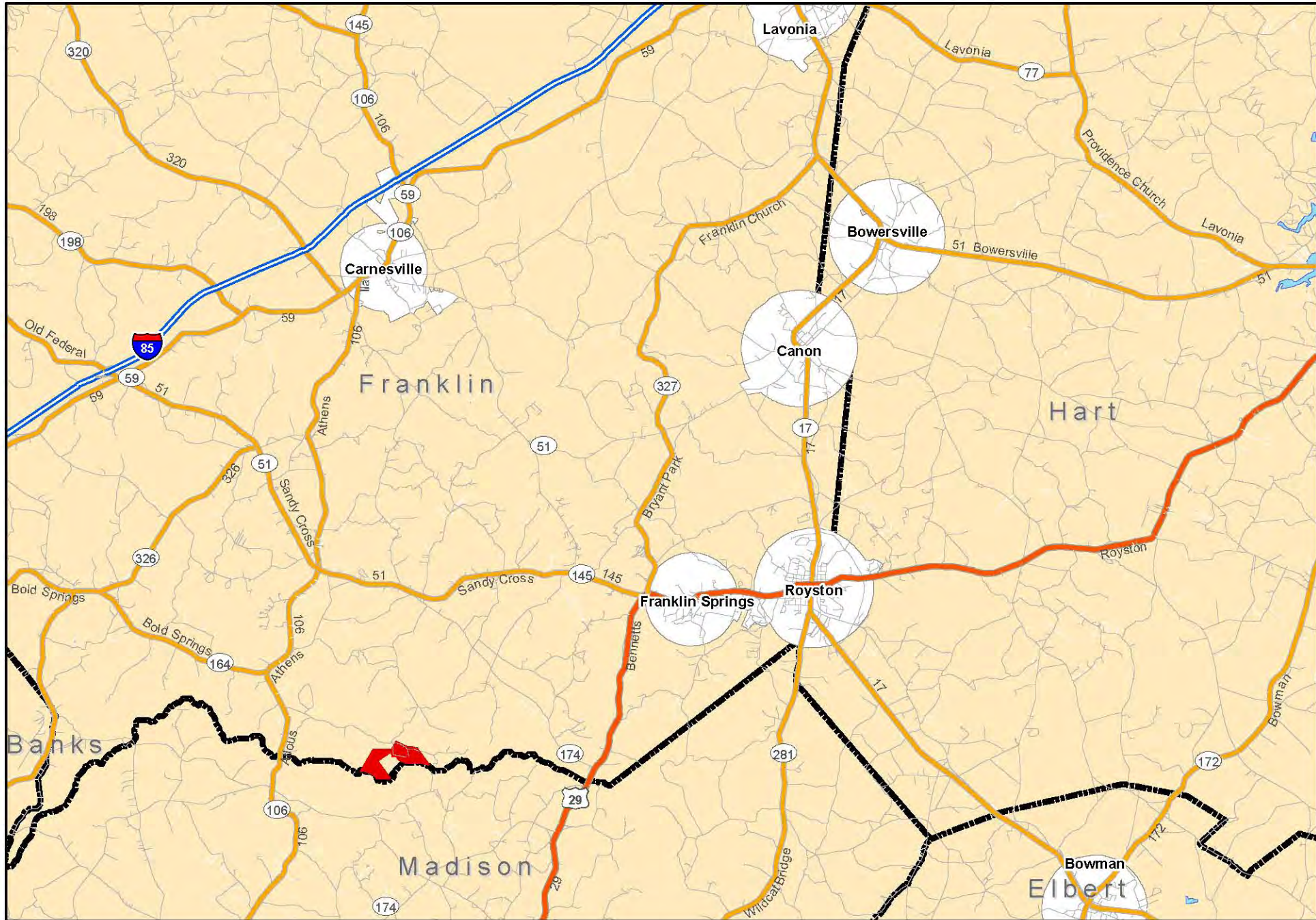
*Hudson River Tract
Franklin County Georgia*



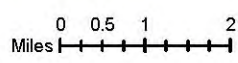


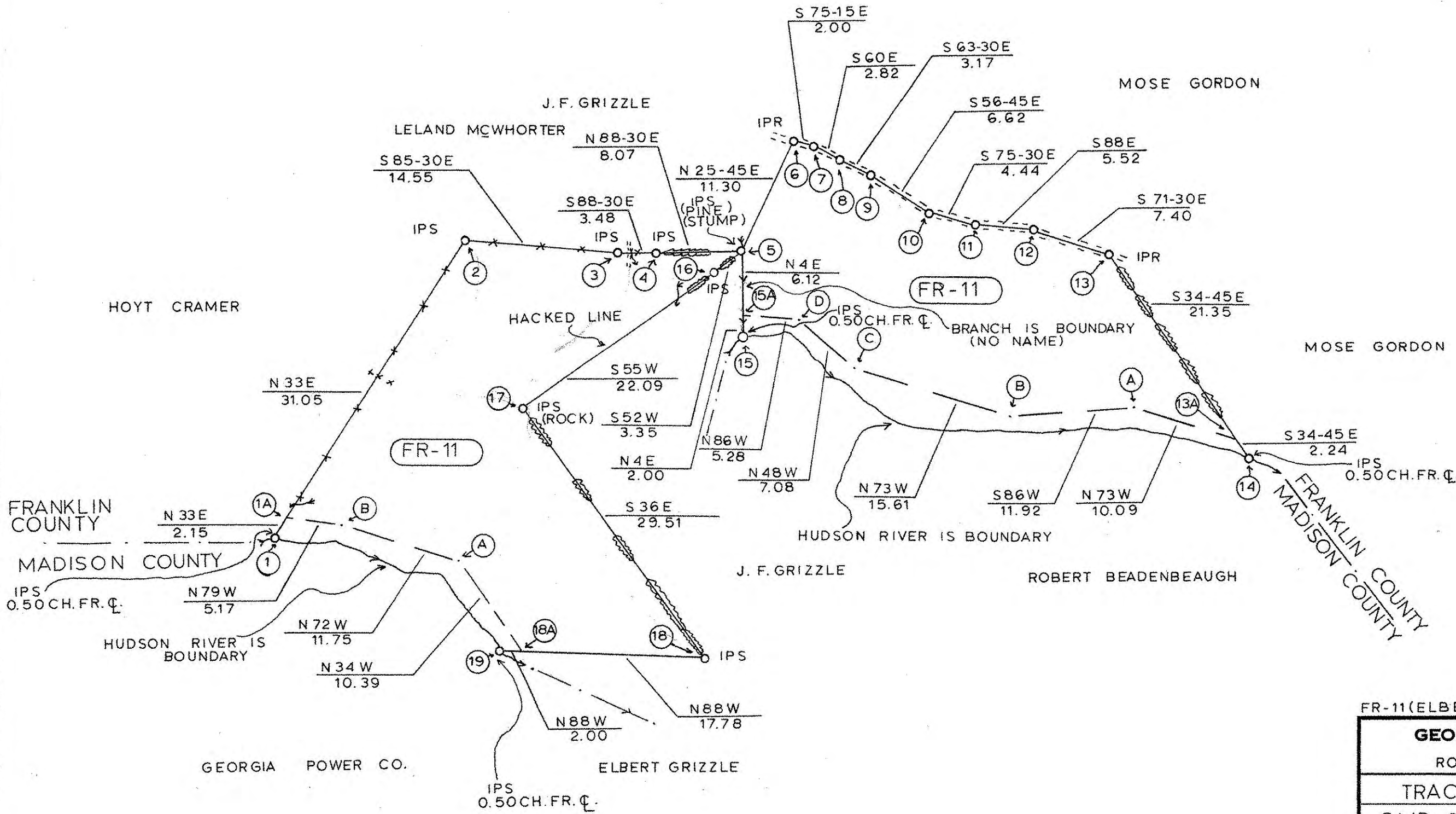
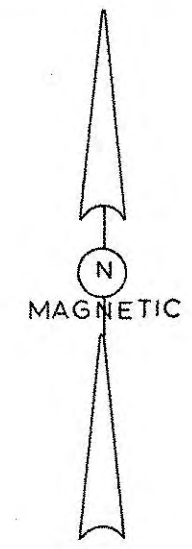
*Hudson River Tract
Franklin County Georgia*





*Hudson River Tract
Franklin County Georgia*





FR-11(ELBERT GRIZZLE)			
GEORGIA KRAFT COMPANY			
WOODLANDS DIVISION			
ROME GEORGIA			
TRACT. FR-11			
GMD. 210 FRANKLIN COUNTY			
DEED AREA. 171.50			
CALC. AREA. 162.64			
SCALE 1"=100'	SURVEYOR H. PHILLIPS	DWG. BY M. M. BYCE	APPROVED BY
SHEET OF	DATE 8-60	DATE 5-1-64	

15039