

**SOLD**



## Menlo Hunting and Recreational Land

668 +/- Acres | Chattooga County, GA



### ADDRESS

3271 State Line Road  
Menlo, GA 30731

### LOCATION

From Summerville, Ga take Hwy 48 to Menlo, Ga. Continue on Hwy 48 until you come to State Line Road on your right. Turn right on State Line and proceed for approximately 3 miles and property is on the left. Signs on the property.

### PROPERTY SUMMARY

This beautiful property has been owned by the same sellers since the eighties and is the first time it has been offered to the public. It is located near the nice little town of Menlo, GA, and less than an hour from Chattanooga, TN. It has a diverse habitat with an abundance of mature white and red oaks as well as mature pine timber. There is a well-maintained road and ATV trail system throughout the property. There are two gated entrances at the south and north ends as well. There is over a mile of paved road frontage on State Line Road with county water and power available. The property has been well managed for years with an emphasis on trophy deer management. There is also an abundance of eastern wild turkey and black bear. There is a small chalet located on the paved road. It needs some renovation but would be a great second home or hunting lodge. It is being sold "as is." There is a survey available upon request. Sellers also have a plat which was drawn up initially showing subdivide

[nationalland.com/listing/menlo-hunting-and-recreational-land](https://nationalland.com/listing/menlo-hunting-and-recreational-land)



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