

# TURKEY RIDGE

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CHICKAMAUGA, GA

339 ± ACRES | \$695,000



**TWG** | THE WINGS  
GROUP

EXCLUSIVE SOUTHEASTERN AFFILIATE OF HALL AND HALL



## WHO WE ARE

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### **Providing the Southeast's Rural Real Estate Market with the Representation It Deserves**

The Wings Group represents buyers and sellers of investment quality rural real estate in the southeast. We are the exclusive southeastern affiliate of Hall & Hall; a company who pioneered this specialty niche in the west over 72 years ago. The original values that our real estate clients appreciated decades ago-- honesty, doing more than what's expected, and giving good advice-- are still the essence of our culture today.

The land is what ties the generations of yesteryear to those of tomorrow, and it's the land that connects us today. Our business is land brokerage, but we are more than just brokers. Perhaps more appropriately described as land advocates, we are specialists with a unique skillset encompassing all things land-oriented, combined with a passion for promoting good land stewardship. Our practical knowledge comes from our own personal experiences of owning, managing, and improving rural landscapes and our deal knowledge comes from being at the table in having brokered tens of thousands of acres across the south.

From recreational properties in the foothills of the Appalachians and wild quail plantations in Georgia, to agricultural farms, cattle ranches, timberlands, waterfowl flyways, and tidewater preserves, the southeast is an exciting and diverse landscape to represent, and the responsibility of doing so – respectfully – is one that we humbly accept. Our ability to create personal relationships is at the heart of what drives our success and is what fuels our passion for doing what we love – connecting people with these great lands.

Elliott Davenport, Jr. - Broker  
423-364-2092  
Elliott@WingsGroupLLC.com



## EXECUTIVE SUMMARY

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*Turkey Ridge is 339± acres of undeveloped land located in a highly sought-after area just 30 minutes south of downtown Chattanooga, TN and near the community of Chickamauga, GA. Located within a pastoral setting of North Georgia, this property has a rolling topography with some nice elevation and house sites that would offer great views of the surrounding valley. The property primarily consists of mature hardwood forests and there are ~10 acres of meandering fields on its northern section and a number of smaller food plots scattered about. There is a good road system and the property is surrounded by large landowners giving it an ideal neighbor situation. Turkey Ridge is covered up with wildlife and offers great hunting opportunities for whitetail deer and turkey. The property does not have a conservation easement and it would be a great candidate for one. Turkey Ridge is a great place to build your ideal hunting camp, weekend getaway, or main family residence. In this area, land priced at this low of a per acre price (\$2,050) is very difficult to find, particularly given its proximity to Chattanooga. It is also just 1 hour 45 minutes from Atlanta.*

# LOCATION

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Located in northwest Georgia, Turkey Ridge sits at the most northern reaches of McLemore Cove and tucked into the foothills of Pigeon Mountain. McLemore Cove is a 15-mile valley between Lookout and Pigeon Mountain that consists of rolling pastures, tall silos, and shady country lanes. Recognizing that the cove is indeed special, the state and the National Register of Historic Places has declared it the McLemore Cove Historic District. Encompassing 50,000 acres in Walker County, the Cove is by far the largest of Georgia's eight rural historical districts.

Notably, the property is only 30 minutes from downtown Chattanooga, TN. Chattanooga has become one of America's most dynamic middle-size cities with an array of exciting venues for nearby residents. New York Times is quoted as saying, "Not too small and not too big, Chattanooga is really the undiscovered gem of Tennessee." This convenience to all of Chattanooga's amenities is a real benefit to owning Turkey Ridge.

Chickamauga is a quaint, single stoplight southern town offering a really friendly and neighborly vibe. For those wanting to call Turkey Ridge home, there is a quality semi-public, semi-private school system located in Chickamauga. Less than 10 minutes away from the front gate is Chickamauga Elementary School and Gordon Lee Middle and High School. The school system spans the full K-12 range. Chattanooga offers several extraordinary private schools as well.

## Driving Times:

Lafayette, GA: **10 minutes**

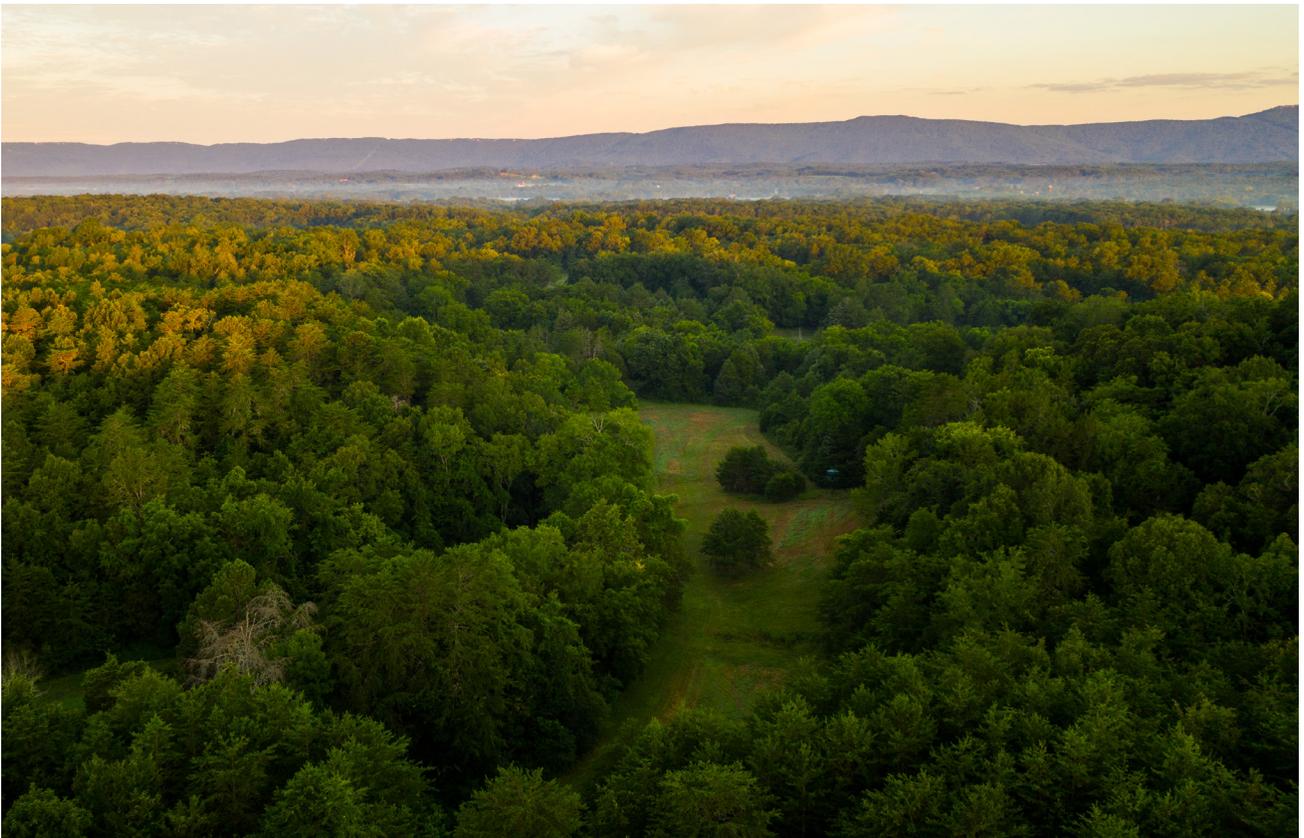
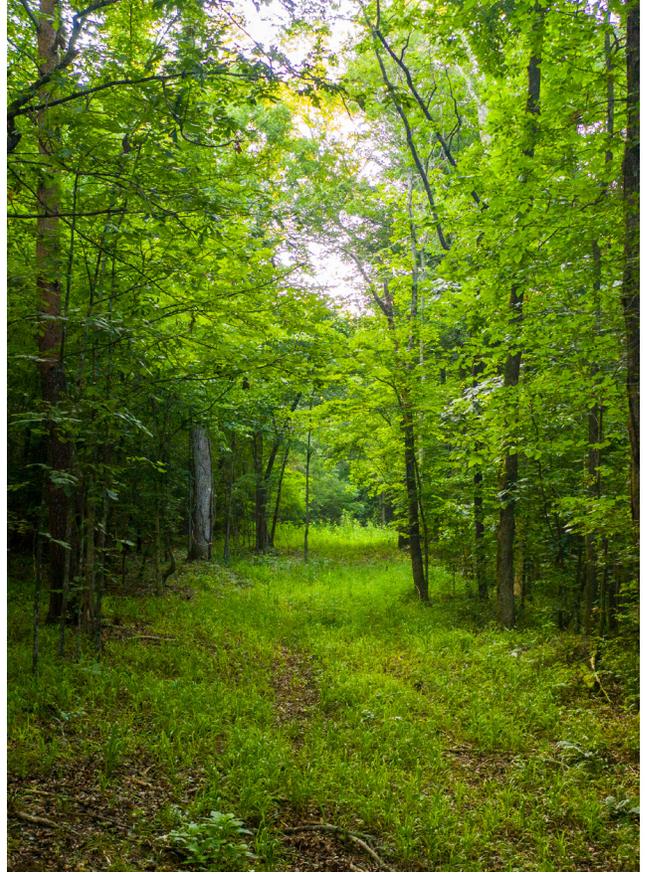
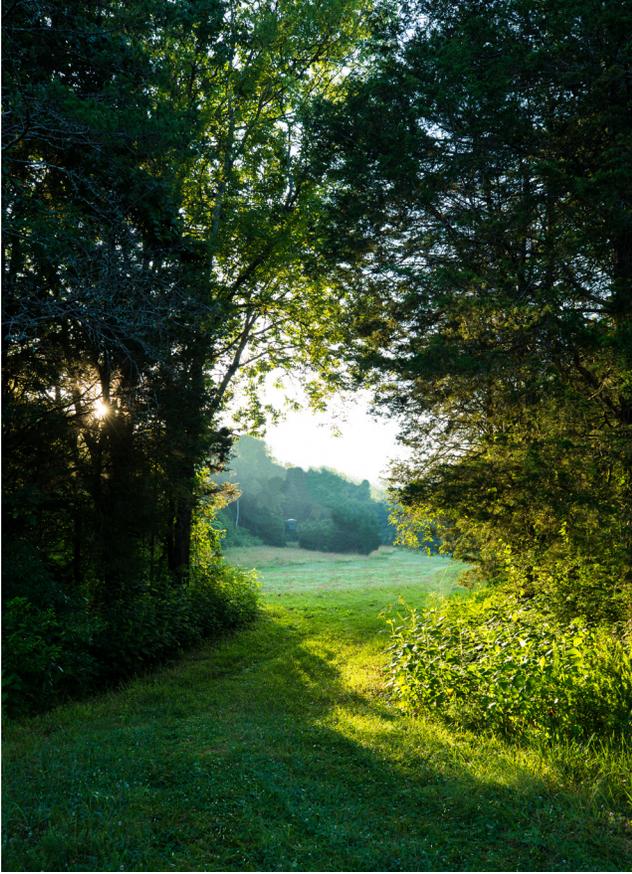
Chickamauga, GA: **12 minutes**

Chattanooga, TN: **30 minutes**

Atlanta, GA: **1 hour 45 minutes**



HALL AND HALL





## CLIMATE

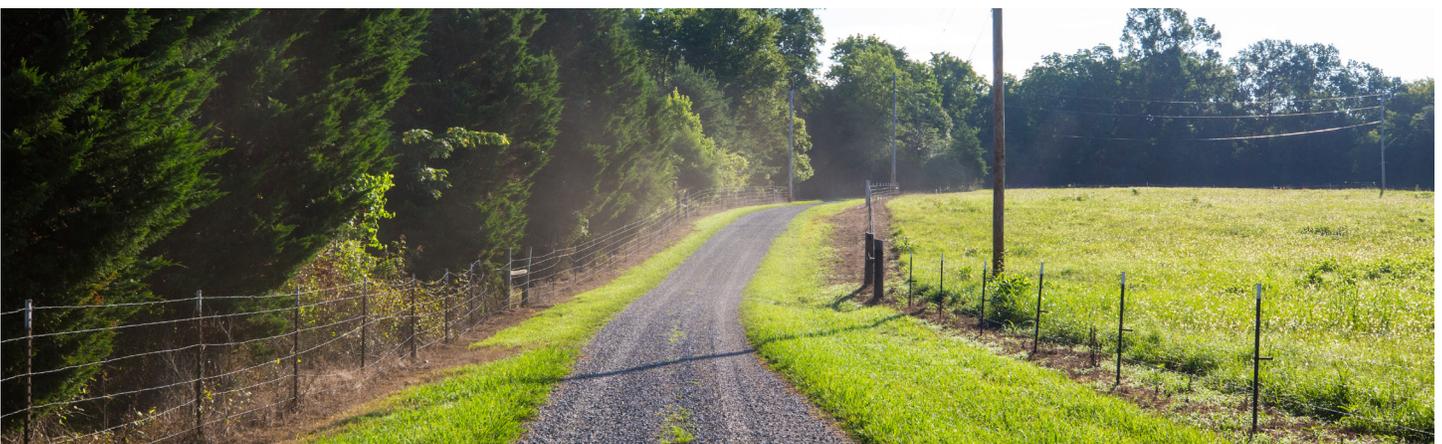
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Lying within the United States' humid subtropical zone, the area offers a mild, pleasant climate and four distinct seasons. Spring arrives in March with mild days and cool nights, and by late May, temperatures have warmed up considerably to herald warm summer days. On average, July is the warmest month of the year. The summer months tend to receive more precipitation than other times of the year, and the area has an average annual rainfall of 53 inches. Fall is marked by mild to warm days and cooler nights. Winter is usually mild, with the coldest days featuring lows near or slightly above freezing and highs in the upper 40s to mid-50s. Snow occurs sporadically, with an average annual accumulation of approximately 5 inches.

## IMPROVEMENTS

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Currently, the only structural improvement is a 40' X 60' pole barn used for storing farm equipment and implements. The property is an open canvas to build anything one would like. Power is located a short distance from the property (~200 yards).



# RECREATIONAL USES

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Turkey Ridge lends itself to a host of outdoor recreational opportunities guaranteed to keep the whole family entertained. The rolling topo and well-cut trails make for an exciting ride throughout the property on ATV, horseback, mountain bike or by foot.

The open fields located in the northwest portion of the property would be great for organic farming, managing wildlife food plots or anything else an owner would like to do with the open landscape.

There are several wildlife food plots, deer hunting stands and turkey blinds through the property. It has served as a bountiful hunting property for the current owner.

There are a host of nearby outdoor venues such as Pigeon Mountain WMA, Mountain Cove Farm, Cloudland Canyon State Park, Lula Lake Land Trust and on and on. This general location serves as a great starting point for lots of close by outdoor resources.



# ACREAGE

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*The property totals 339± acres.*



# TAXES

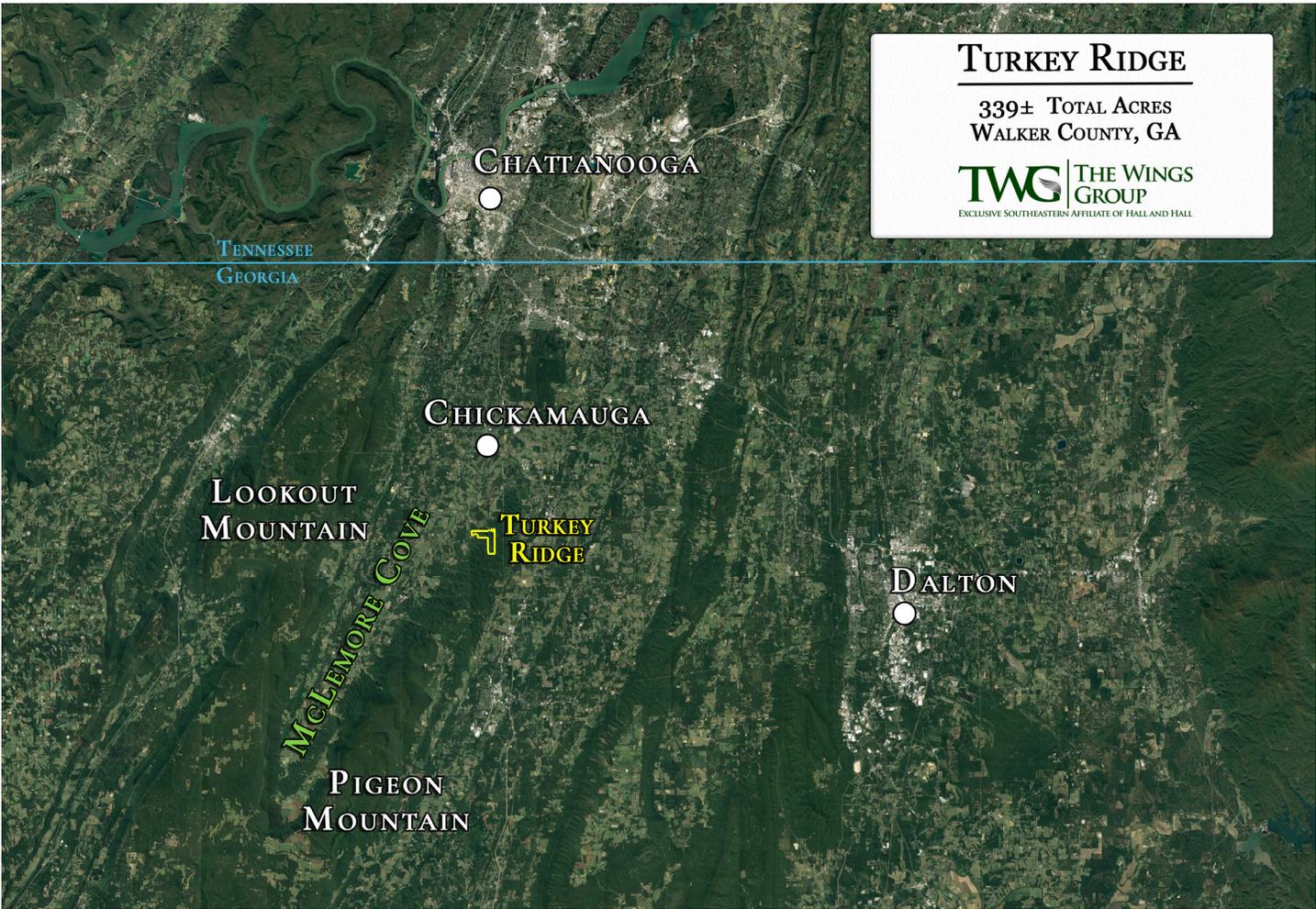
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*The annual property taxes for Turkey Ridge are approximately \$1,939.*

# BROKER'S COMMENT

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*Turkey Ridge provides great convenience to Chattanooga while also offering a very peaceful and quite rural life in a highly desirable area of North Georgia. The per acre price point is very attractive for land in this area of North Georgia at an asking price of only \$2,050 per acre.*



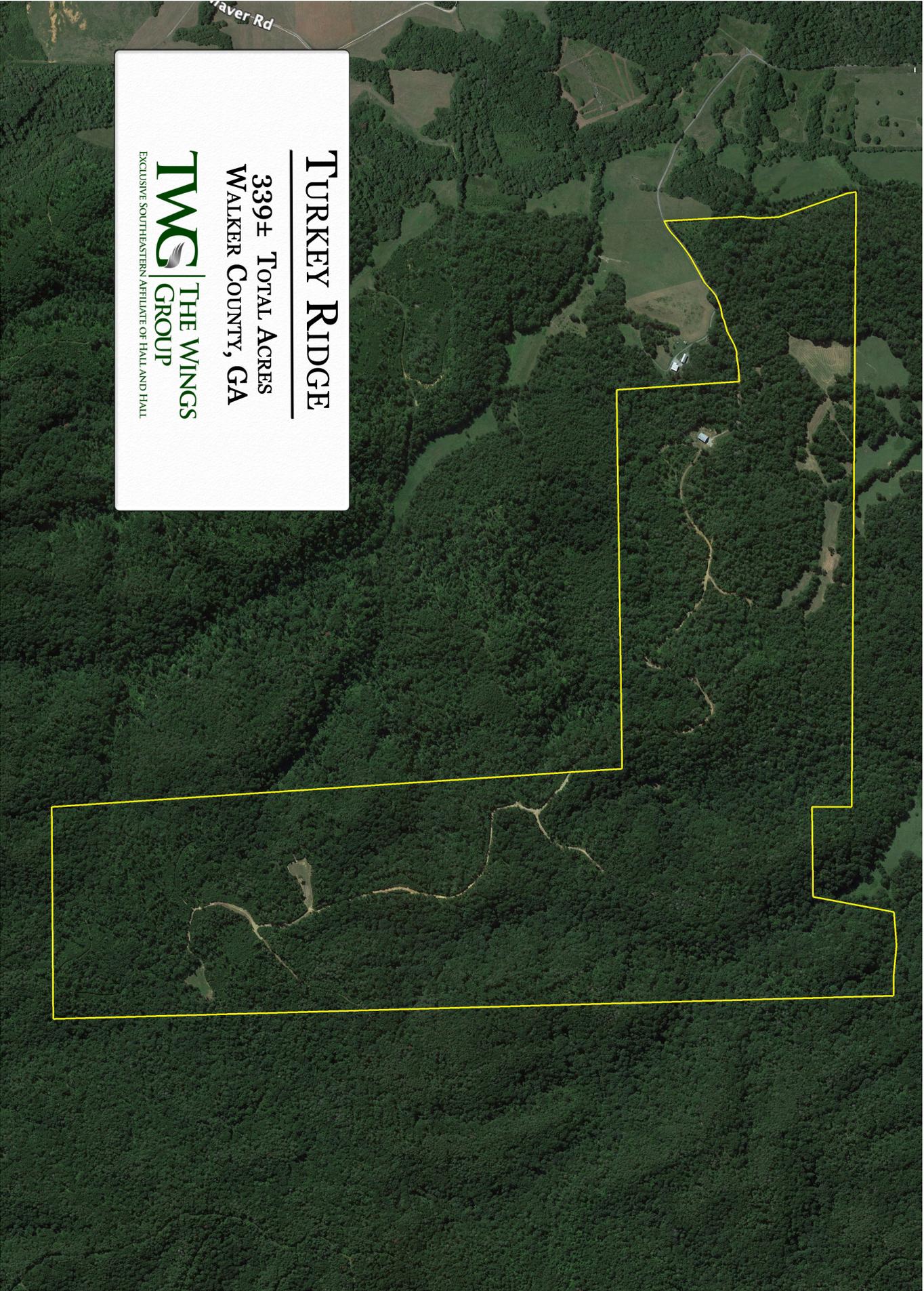
PRICE

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\$695,000



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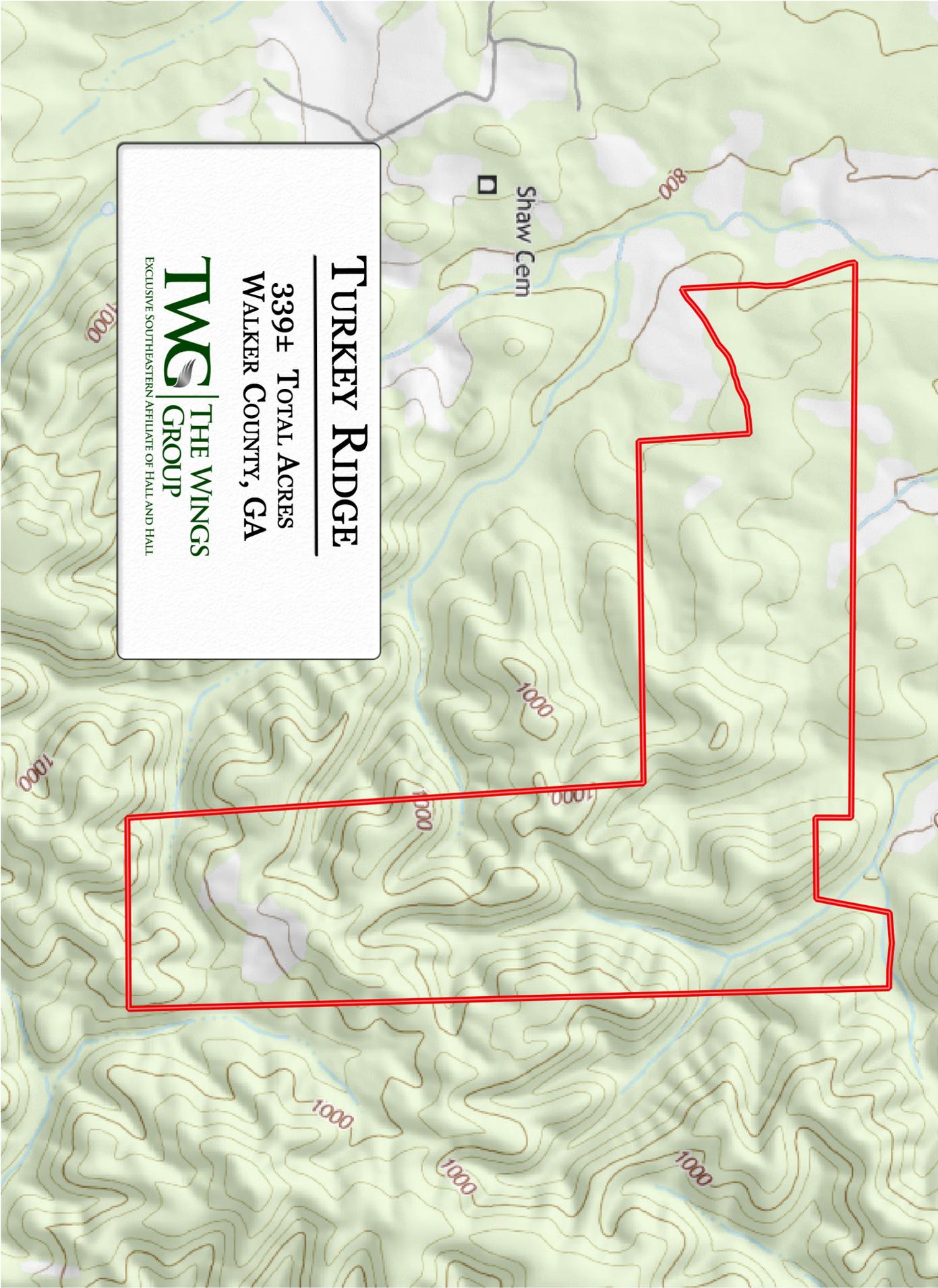


Waver Rd

# TURKEY RIDGE

339± TOTAL ACRES  
WALKER COUNTY, GA

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**BROKER INFORMATION**

ELLIOTT DAVENPORT, JR.  
ELLIOTT@WINGSGROUPLLC.COM  
423.364.2092

**OFFICE LOCATION**

1428 WILLIAMS ST., SUITE C2  
CHATTANOOGA, TN 37408  
423.551.8523

[WWW.WINGSGROUPLLC.COM](http://WWW.WINGSGROUPLLC.COM)