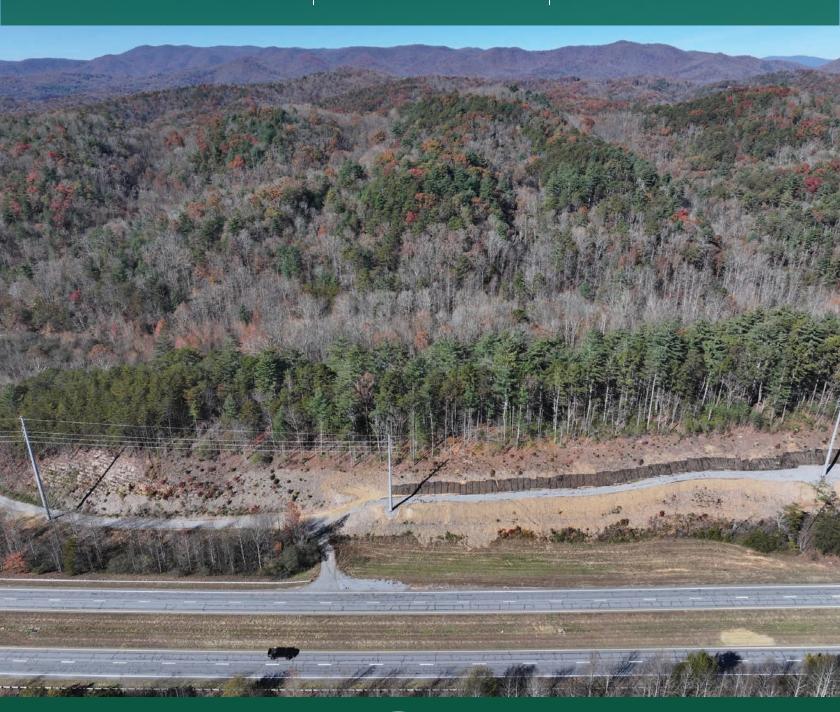
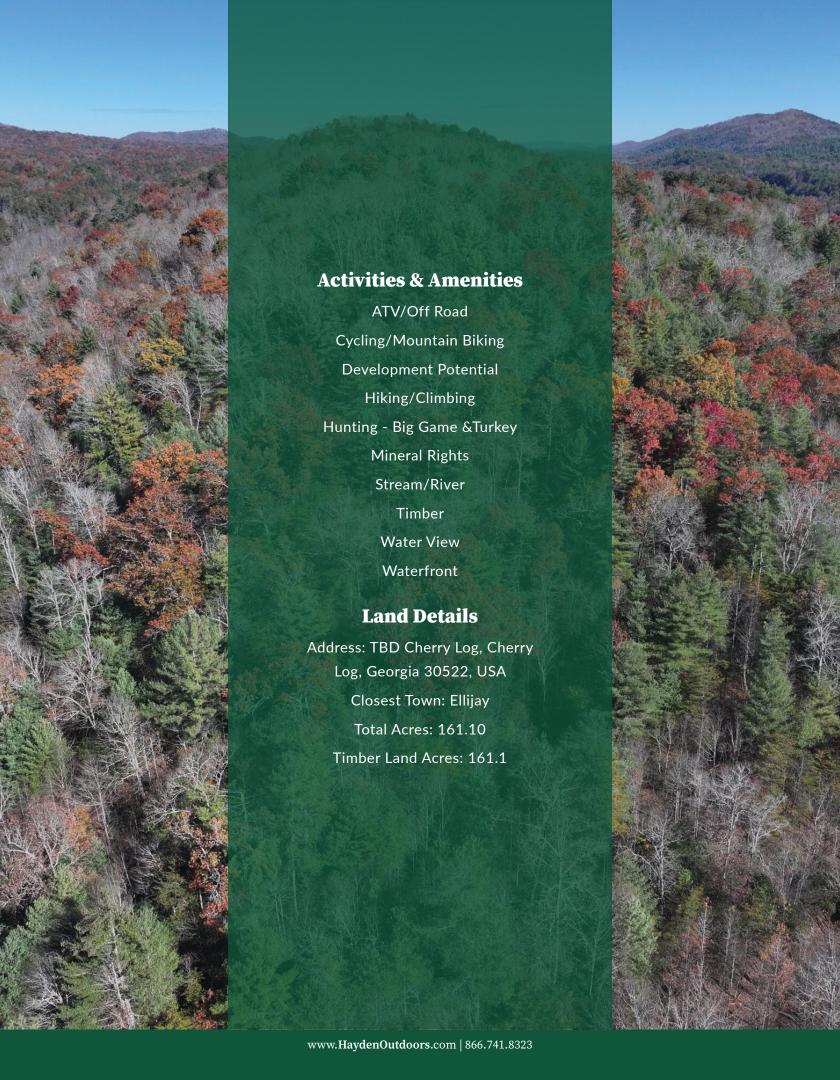
# **Cherry Log**

161.10 Acres | Gilmer County, GA | \$8,000,000









#### **Overview**

- Location: 161.1-acre tract near Cherry Log, Gilmer County, GA
- Mineable Area: Estimated minimum of 75 acres identified for quarrying operations
- Primary Resource: Metagraywacke—a dense, high-strength rock ideal for crushed aggregate production
- Supporting Acreage: 60 acres designated for infrastructure and support facilities

#### **Geologic Findings**

- Metagraywacke reserves contain thin white quartzite zones and quartz streaks, indicating a high-quality, durable aggregate.
- Laboratory analysis: LA Abrasion loss of 27% and soundness loss of 0.1%, meeting GA, NC, SC, and TN DOT standards.
- Estimated proven reserves: 50+ million tons saleable.

#### **Market Outlook**

- The property's strategic location near Highway APD 515 provides easy access to Georgia, North Carolina, and Tennessee markets.
- A semi-active rail line crossing the property allows for a potential rail loading facility, enhancing shipping range and cost efficiency.
- Anticipated sales volume: 1 million tons annually, scalable to 2.5 million tons as operations mature.
- Property has plans for a DOT turn lane off of Highway 515 that have been approved.

#### **Key Takeaways for Investors**

- Exceptional resource quality and long-term reserve life (25+ years).
- Strong regional demand for crushed aggregate with growing infrastructure projects.
- Excellent logistics with access to highway and potential rail shipping.
- Permitting feasibility and favorable market projections make it a low-risk, high-reward opportunity.
- Contact Chris Buchanan for additional supporting documentation for this project.



## **About This Property**

Located in the scenic mountains of Gilmer County just five miles from Ellijay, 7 miles from Blue Ridge, and within 80 miles of Atlanta, this 161-acre tract features high-quality metagraywacke reserves and offers a rare combination of natural beauty and investment opportunity. This property presents a unique chance to acquire a proven, high-quality mineral resource with exceptional infrastructure and market position.

#### Land

This property features moderately rolling to hilly terrain characteristic of the Appalachian foothills, with well-drained slopes and mixed hardwood-pine forest cover. Elevations vary gently across the 161-acre tract, providing both operational stability and natural runoff channels. The land is underlain by durable metagraywacke bedrock.

#### Recreation

This property offers remarkable recreational and natural value within the scenic Blue Ridge foothills of North Georgia. Spanning over 161 acres of rolling mountain terrain, the land's diverse topography and wooded environment provide abundant opportunities for outdoor recreation, nature enjoyment, and private retreat development. The site's location near Ellijay and Blue Ridge—areas known for their vibrant outdoor culture—places it within minutes of hunting, trout fishing, mountain biking, and camping destinations along the Cartecay and Ellijay Rivers and within the Chattahoochee National Forest.







# Water/Mineral Rights & Natural Resources

This site features approximately 80 acres identified for active quarrying operations with an additional 60 acres reserved for support facilities, overburden, and infrastructure. This property contains Metagraywacke, a dense, high-strength rock prized for crushed aggregate production. Laboratory analyses confirm premium durability with LA Abrasion loss of 27% and soundness loss of 0.1%, meeting Department of Transportation standards for Georgia, North Carolina, South Carolina, and Tennessee. There is an estimate of over 50+ million tons of resources to be extracted.

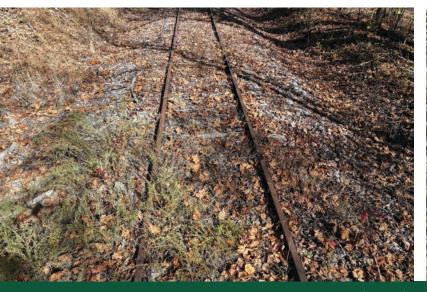
## **Region & Climate**

This property benefits from a stable, temperate mountain-foothill climate, with moderate rainfall and benign seasonal extremes relative to many industrial sites. This setting presents fewer climate-related operational risks and aligns well with the development potential. It also provides scenic views and a great place to live for investors and operators.

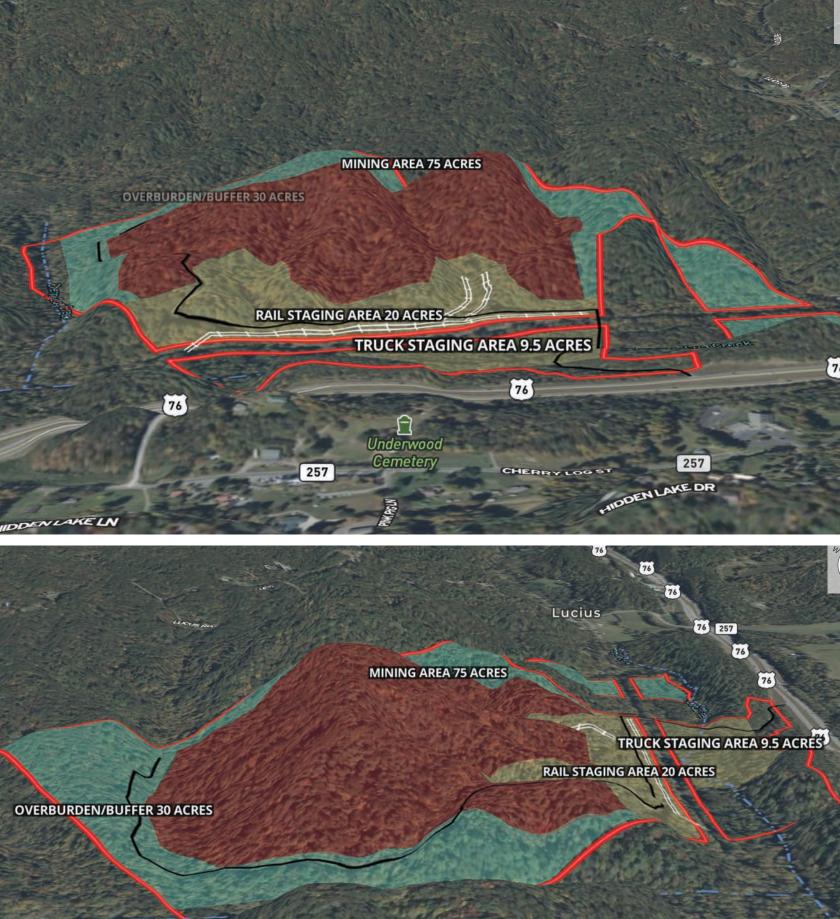
#### Location

This property is located just off Hwy 515 just five miles north from Ellijay, 7 miles south from Blue Ridge, and within 80 miles of Atlanta.

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**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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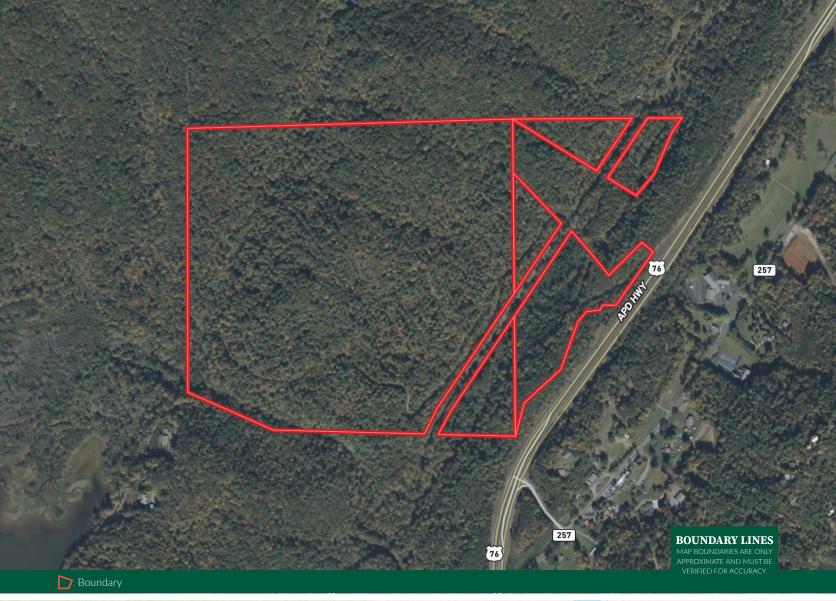


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER











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