

**Big Canoe Homesite: Jasper, GA**

Property No.: 5802  
Auction No.: 231218



### Property Details

<b>Property Type:</b>	<i>Residential Lot</i>
<b>Seller Type:</b>	<i>Private Equity Group</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>2.13 ± Acres</i>
<b>Subdivision Name:</b>	<i>Big Canoe - McElroy Mountain</i>
<b>Lot Numbers:</b>	<i>Lot 3141, Wet Mountain Neighborhood of Big Canoe</i>
<b>Tax Identification Number:</b>	<i>023-105</i>
<b>County:</b>	<i>Dawson</i>
<b>Address:</b>	<i>32 Wild Turkey Bluff Jasper, Georgia 30534</i>
<b>Lat/Lon:</b>	<i>34.483327, -84.285792</i>

### Agent Details

<b>Listing Agent Information:</b>	<i>Cassie Rasco Berkshire Hathaway Home Properties 770-633-1157 cassie.rasco@bhhsgeorgia.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

## Closing Details

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**Closing Agent:**

*William Phalen  
Sherman & Phalen, LLC  
1165 Northchase Parkway SE, Suite 450, Marietta, GA  
30067  
770.579.0109*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Limited Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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**HOA Dues for Vacant Lot : \$230.00 Monthly**

**If lot is built upon there is a one-time Capital Contribution Fee of \$3500.00**

**Big Canoe property owners association: <https://www.bigcanoepoa.org/property-owners/poa-community-governance/governing-documents/covenants/>**

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165

