

**A HOME ON 4± ACRES
WHITFIELD COUNTY, GA
\$450,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

THE WHITFIELD 4

PROPERTY PROFILE

LOCATION:

- 1652 Trickum Road
Rocky Face, GA 30740
- Whitfield County
- 5.6± Miles from Tunnel Hill
- 9.6± Miles from Dalton
- 12± Miles from Ringgold
- 27.8± Miles from Calhoun
- 28.7± Miles from Chattanooga

COORDINATES:

- 34.78845, -85.08496

PROPERTY USE:

- Residential
- Hobby Farm

PROPERTY INFORMATION:

- 4± Acres
- 1,852± Square Foot Home
- 3 Bedrooms/2 Baths
- Encapsulated Crawl Space
- Tankless Water Heater
- 25x35 Shop With Power

TAX INFORMATION:

- \$2,155.54
- Parcel 27-167-01-000



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JUSTIN HASTY

LAND SPECIALIST

C: 706-671-4554

O: 769-888-2522

justin@smalltownproperties.com

P.O. Box 340 - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE WHITFIELD 4

WELCOME TO COUNTRY LIVING IN NORTH GEORGIA! The Whitfield 4 has so much to offer including a home, privacy and acreage! The focal point of the 4± acre Whitfield County property is the 1,852± square foot house. Constructed in 2015, the well-maintained three bedroom, two bath home offers new floors, granite countertops, and an encapsulated crawl space. The open floor plan features a spacious kitchen with stainless appliances and ample cabinetry, a laundry room and the primary suite on one side of the home while the remaining two bedrooms are on the other side. You will find a walk-in closet, and a separate tub and shower in the primary bathroom. The back deck is perfect for entertaining friends and family with an outdoor kitchen complete with gas grills run from the house. Be sure to notice the 25x35 shop! Sitting on a slab with a roll up door, power, lights and a walk through door, this place will house your yard equipment and hobby tools. With Dalton less than ten miles away and Ringgold roughly twelve miles out, this homeplace is in a convenient location.

Call Justin Hasty today to schedule a private showing and consider making 1652 Trickum Road your new address!



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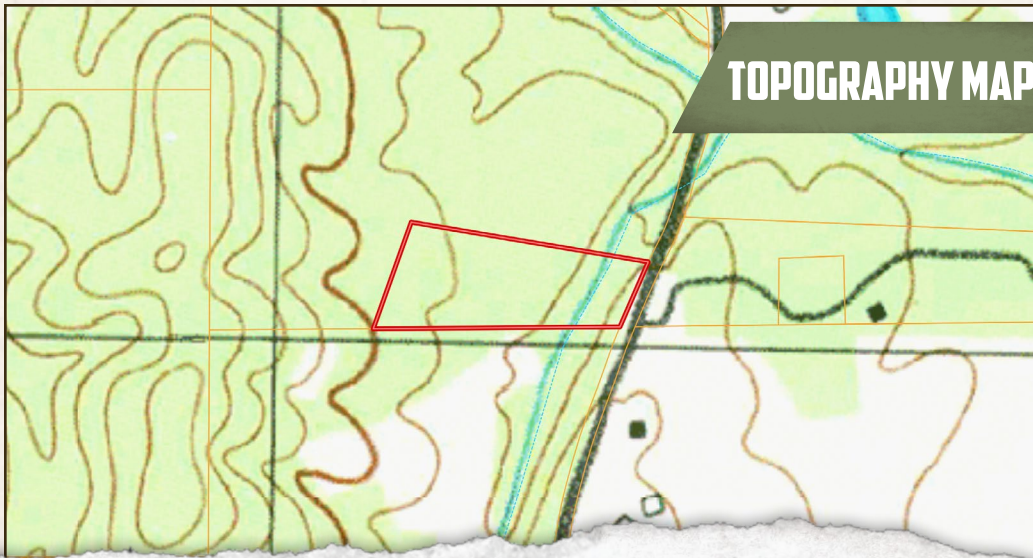
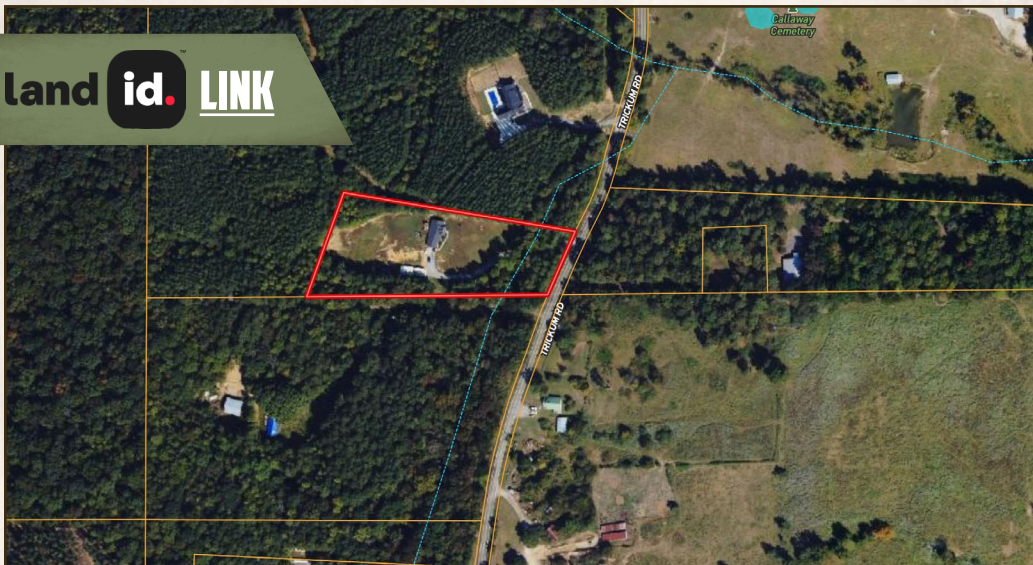
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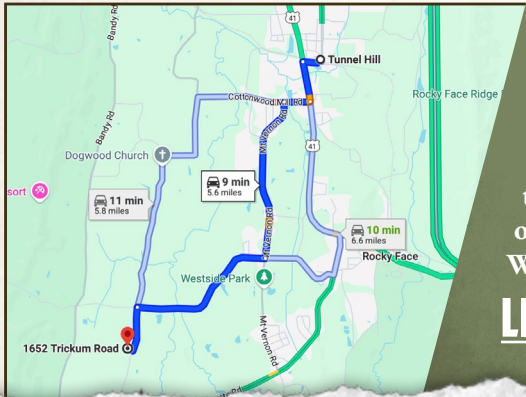
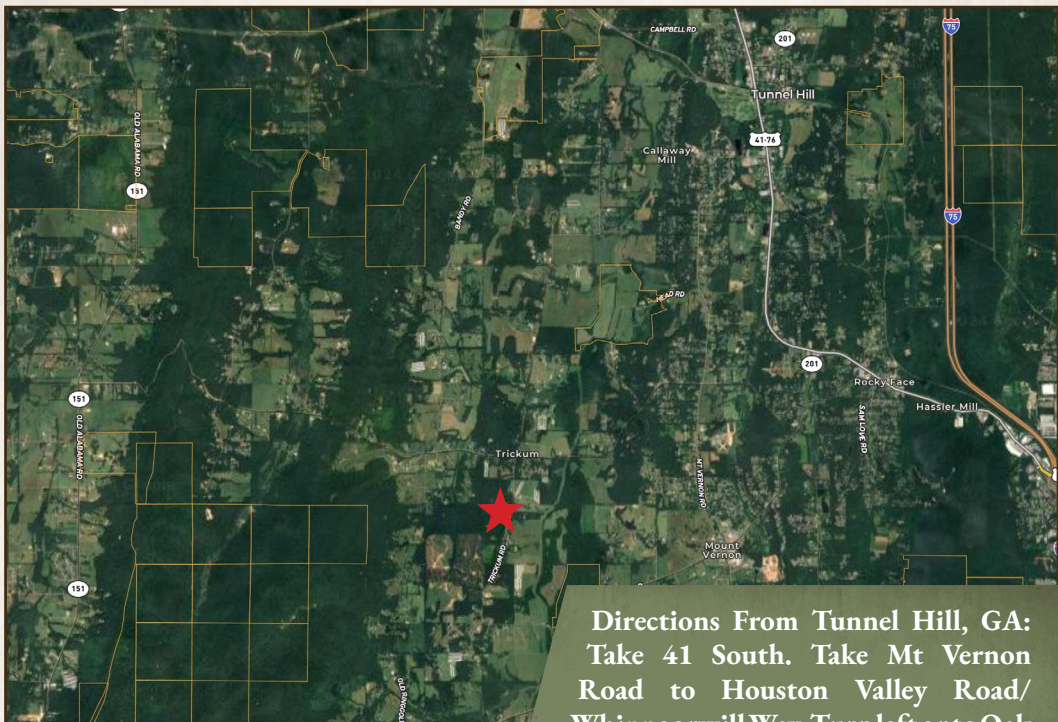
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Directions From Tunnel Hill, GA:
Take 41 South. Take Mt Vernon Road to Houston Valley Road/Whippoorwill Way. Turn left onto Oak Street. Turn left onto US-41 S/US-76 E/Chattanooga Road. Turn right onto Cottonwood Mill Road. Turn left onto Mt Vernon Road. Continue on Houston Valley Road/Whippoorwill Way. Drive to Trickum Rd in Rocky Face. Turn right onto Houston Valley Road/Whippoorwill Way. Turn left onto Trickum Road.

LINK TO GOOGLE MAP DIRECTIONS



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