

A Place in the Country

“All Feelings Are Bound Up With Place,” Eudora Welty

Anderson Creek Retreat is a 1,200 acre private mountain community designed to preserve the rural look and feel of the southern Appalachians. Sixty-four homesites of three acres or more offer an outdoor lifestyle with backdoor access to miles of trails, creekside and mountain top hideaways, grassy meadows, a first class trout stream, a lake, 19th century homestead ruins, and more than 125 acres of community parks permanently protected by conservation easements. It is a rare example of environmental stewardship next to Chattahoochee National Forest just 80 miles north of Atlanta between Blue Ridge, Ellijay and Amicalola Falls State Park.

The Ridge Preserve and Creek Preserves offer 125 acres of community parks permanently protected by conservation easements with the Georgia Land Trust. The 75 acre Creek Preserve includes Anderson Creek and Anderson Lake with catch and release fly fishing for rainbow and brown trout, primitive camp sites, and a large gathering place with a stone pavilion and bath house and the Anderson family homestead ruins. The 55 acre Ridge Preserve is a hardwood ridge next to the National Forest with extraordinary views.

The Bunkhouse, a guesthouse on the mountaintop next to the National Forest and the Ridge Preserve, sleeps nine, has a full size kitchen, dining room and an entertainment center with fitness equipment.

Anderson Creek Retreat is in the heart of outdoor recreation country known for outstanding hiking, whitewater rivers, trout fishing, horseback riding and mountain or road biking. Amicalola Falls State Park and the Appalachian Trail are just over the ridge. The 4,000 foot ridges of Rich Mountain Wilderness are across the Cartecay River Valley. The Benton Mackaye Trail, Aska Adventure Area, The Toccoa River and Lake Blue Ridge are over Doublehead Gap and the 40,000 acre Cohutta Wilderness, the largest wilderness east of the Mississippi, is a few miles west.

Anderson Creek Retreat’s sensible architectural guidelines encourage regional styles and the use of native materials. Sound covenants protect long-term property values. It’s no exaggeration to say that you won’t find any place like Anderson Creek Retreat. To schedule a visit please call 706-635-5124 or email: land@andersoncreekretreat.com.

Be sure to take a look at information on the right side of each page: Available Homesites and Tracts, Homes Built at Anderson Creek, What Owners Have to Say and the Press Pack to read about the Anderson Creek lifestyle featured in *Cottage Living*, *The Atlanta Journal Constitution*, *Mountain Homes Southern Style*, *Log Home Living*, *Custom Wood Homes*, *Cozy Cabin* and other publications.

Spring Camp Sites and Plan

The **Spring Camp sites** are next to the Chattahoochee National Forest, the Ridge Preserve and spring creeks, hardwood forests, pastures and nineteenth century homestead ruins.

Spring Camp Sites	Site	Acreage	Price
Spring Camp Road	2	3.27	Sold
Spring Camp Road	3	5.00	Sold
Spring Camp Road	4	3.60	Sold
Spring Camp Road	6	9.10	Sold
Homestead Drive	7	5.92	Sold
Homestead Drive	8	3.17	Sold
Homestead Drive	9	3.20	Sold
Spring Camp Road	10	3.25	Sold
Spring Camp Road	11	3.22	Sold
Spring Camp Road	12	5.34	Sold
Spring Camp Road	13	4.90	Sold
Spring Camp Road	14	3.56	Sold
Spring Camp Road	15	3.30	Sold
Spring Camp Road	17	3.30	Sold
Spring Camp Road	18	3.61	Sold
Spring Camp Road	19	3.65	Sold
Spring Camp Road	20	3.28	Sold
Spring Camp Road	21	3.50	Sold
Spring Camp Road	22	3.01	Sold
Spring Camp Road	23	3.01	Sold
Spring Camp Road	24	6.30	Sold
Spring Camp Road	25	3.39	Sold
Chimney Lane	26	3.48	Sold
Chimney Lane	27	3.39	Sold
Chimney Lane	28	3.29	Sold
Chimney Lane	29	3.05	Sold
Chimney Lane	30	3.30	Sold
Chimney Lane	31	3.17	\$79,500
Chimney Lane	32	3.01	Sold
Chimney Lane	33	3.03	Sold
Mountain Camp Road	34	3.24	\$125,000
Spring Camp Road	35	4.58	\$69,500
Mountain Camp Road	36	3.03	\$55,000
Mountain Camp Road	37	3.23	\$65,000
Mountain Camp Road	38	3.10	Sold

Old Anderson Creek Road	Salem Tract	11.33	Sold
Creek Camp Road	Smith Tract	5.00	Sold

The Ridge at the Creek Preserve Sites and Plan

The Ridge sites are next to the Creek Preserve, a 75 acre park that includes Anderson Creek and Anderson Lake. Sites are beside springs with mountain laurel, rhododendron and mature hardwoods, a two mile loop trail that follows Anderson Creek and passes pioneer homestead ruins before it connects with the Perimeter and Lake Loop Trails.

The Ridge at Creek Camp	Site	Acreage	Price
Creek Camp Road	1	5.73	Sold
Creek Camp Road	2	3.88	Sold
Joseph Anderson Trail	3	3.8	Sold
Joseph Anderson Trail	4	3.1	Sold
Joseph Anderson Trail	5	3.1	Sold
Joseph Anderson Trail	6	3.0	Sold
Joseph Anderson Trail	7	3.0	\$85,000
Joseph Anderson Trail	8	3.9	\$80,000
Creek Camp Road	9	4.1	Sold
Creek Camp Road	10	3.3	Sold
Creek Camp Road	11	3.0	\$85,000
Creek Camp Road	12	3.0	\$60,000
Tanager Trail	13	3.1	\$145,000
Tanager Trail	14	3.7	\$185,000
Tanager Trail	15	3.4	\$195,000
Tanager Trail	16	3.6	\$190,000
Settlement Trail	17R	6.3	\$120,000
Settlement Trail	19	3.0	\$95,000
Settlement Trail	20R	9.4	\$155,000
Settlement Trail	22R	7.0	\$165,000
Tanager Trail	24	10.5	\$325,000
Tanager Trail	25R	11.0	\$295,000
Tanager Trail	27R	8.5	\$195,000
Tanager Trail	29	3.8	Sold
Tanager Trail	30	3.4	\$170,000
Tanager Trail	31	3.1	\$175,000



Spring Camp

Chimney Lane Sites

These sites are located in a 400 acre spring-filled valley next to the Chattahoochee National Forest and the 55 acre Ridge Preserve, The Patterson Homestead ruins and miles of trails.

Site 26 - 3.48 acres This gently sloping site is a short walk from the Spring Preserve and the Patterson Homestead Ruins and features seasonal mountain views, mature hardwoods, wild azalea, mountain laurel and an ideal garden spot.

Site 31 - 3.17 acres
At more than 2,000 feet elevation with excellent views of the Rich Mountain Wilderness and the high ridges of Anderson Creek, this 3.17 acre site adjoins the Spring Preserve and trails leading to the National Forest. Mature hardwoods and mountain laurel provide an excellent setting for a private retreat.

Mountain Camp Road Sites

(Sites 34-37 on Mountain Camp Road were added in 2008 after the creation of the 2006 Master Plan. On the Master Plan, Site 34 is south of Site 21 in Spring Camp. Site 35 is Site 34 in Spring Camp. Site 36 is Site 35 in Spring Camp. Sites 37 and 38 are south of Site 36 up the ridge.)

Site 34 3.24 acres
Located on a ridge next to and overlooking the Spring Preserve with excellent mountain views across the Cartecay River Valley to Rich Mountain Wilderness and the high ridges of Anderson Creek Retreat. A trail next to the site leads to the National Forest and throughout Anderson Creek Retreat.

Site 35 4.58 acres
This large site has several options for building on a hardwood ridge with abundant mountain laurel or the lower portion overlooking a lush creek valley with ferns and specimen oaks, white pine and hemlock. A spring-fed stream runs for more than 200 feet through the site alongside the Bridle Trail to the National Forest and the Spring Preserve.

Site 36 3.03 acres
The house location on this site is a gentle ridge with mature hardwoods and mountain laurel.

Site 37 3.23 acres
This site has mountain views and is also on a gentle hardwood ridge overlooking a creek valley. The spring-fed creek has approximately 180 feet of frontage alongside a trail that leads to the National Forest and The Spring Preserve.

Spring Camp Sites





The Ridge at the Creek Preserve

The Ridge offers large sites on a 200 acre mountain next to the 75 acre Creek Preserve, a community park protected by a conservation easement. The park features a stone shelter with a large fireplace, a stone bathhouse, a trout stream, lake, two pioneer homestead ruins, primitive camp sites and several trails

Joseph Anderson Trail

Site 3 3.83 acres Approximate Road Frontage: 555 feet

This site straddles more than 1,000 feet of a spring creek in a rich hardwood bottom. Building sites are on both sides of the creek. The Laurel Spring Trail leads to the Creek Preserve and the ruins of the original Anderson family homestead.

Site 7 3.04 acres Approximate Road Frontage: 350 feet

A broad, gentle hardwood ridge at 2,000 feet elevation offers outstanding building sites. There are dramatic views to the east and west across the Cartecay Valley to the Rich Mountain Wilderness.

Site 8 3.85 acres Approximate Road Frontage: 288 feet

This site has mature hardwoods and specimen white oaks. There are several building sites with an eastern exposure. The Laurel Spring Trail on the eastern boundary leads to the 75 acre Creek Preserve and the Anderson family homestead ruins at Anderson Lake.

Creek Camp Road

Site 11 3.03 acres Approximate Road Frontage: 334 feet

Another very private site on a ridge flanked by two spring creeks. There are mature hardwoods and dense laurel thickets. This is an exceptional site with seasonal mountain views.

Site 12 3.03 acres Approximate Road Frontage: 776 feet

At the head of a hollow, this site has mature hardwoods and a very level building site next to a spring. There is also an outstanding view at a higher elevation.

Tanager Trail

Sites 13 through 16 have extraordinary views to the north and east across the Cartecay Valley to Rich Mountain Wilderness' 4,000 foot high ridges and the Chattahoochee National Forest. The sites have mature hardwoods and easy access to the Creek Preserve.

Site 13 **3.06 acres** Approximate Road Frontage: 257 feet

Site 14 **3.65 acres** Approximate Road Frontage: 273 feet

Site 15 **3.38 acres** Approximate Road Frontage: 316 feet

Site 16 **3.62 acres** Approximate Road Frontage: 328 feet

Site 17R **6.30 acres** Approximate Road Frontage: 989 feet

This combination of Sites 17 and 18 has several building sites and garden spots. It is at the head of a mature hardwood hollow with views to the Rich Mountain Wilderness across the Cartecay Valley.

Site 19 **3.01 acres** Approximate Road Frontage: 229 feet

At approximately 2,000 feet elevation, this site beautiful views to the east and north. It borders the 75 acre, mile long Creek Preserve and the Creek Preserve Trail near Anderson Lake and the Anderson family homestead ruins.

Site 20R **9.40 acres** Approximate Road Frontage: 293 feet

This combination of sites 20 and 21 is a diverse tract with eastern, northern and western exposure and views across the Cartecay Valley to the 4,000 foot ridges of the Rich Mountain Wilderness. The site borders the Creek Preserve, Anderson Lake and the ruins of the Anderson family homestead ruins. Grass of Parnassus grows along the spring creek in the Creek Preserve. Specimen Hemlocks are found throughout the site as well as White Oak, Birch, Poplar, Holly, Hickory, Maple and Dogwood.

Site 22R **6.99 acres** Approximate Road Frontage: 962 feet

This combination of sites 22 and 23 offers views of the Creek Preserve to the west and the Cartecay Valley and Rich Mountain Wilderness to the north. A springhead and stream are on the western boundary. A gentle slope on the northwest portion of the site near the spring is an alternative home site. There are mature hardwoods including Hickory, Hemlock, Birch, Locust, and Maple. Grass of Parnassus grows in the spring bottom, and Princess Pine is scattered throughout.

Site 24 **10.46 acres**

A long, gentle hardwood ridge with extraordinary views. The site borders the Creek Preserve and overlooks the Anderson Creek valley and Rich Mountain Wilderness across the Cartecay Valley.

Sites 25R **11.0 acres**

This tract combines sites 25 and 26 at the end of Tanager Trail and offers privacy overlooking Anderson Creek valley. The site joins the 75 acre Creek Preserve and several trails including the Ridge Loop Trail.

Site 27R **8.5 acres** Approximate Road Frontage: 481 feet

A private site that combines sites 27 and 28 to offer privacy overlooking the Creek Preserve. The Creek Preserve Trail is on the western boundary.

Site 30 **3.42 acres** Approximate Road Frontage: 258 feet

Extraordinary views and a broad southern exposure. Magnificent hardwoods.

Site 31 **3.14 acres** Approximate Road Frontage: 562 feet

Excellent views. The site adjoins the Mulkey Homestead ruins and park and the Loop Trail.

The Ridge at the Creek Preserve

