

Cherokee Estates



at Cedartown, GA



Nestled in the foothills of the Northwest Georgia mountains is Cherokee Estates, an exclusive gated community. Located only an hour NW of Atlanta, Cherokee Estates offers escape from congested urban life. Each lot offers the beautiful backdrop of the mountainous landscape yet is only minutes away from great schools, healthcare, shopping, and more. Bring your own, or select from one of our recommended builders!

www.cherokeestatesga.com

About

Build your future at Cherokee Estates in Cedartown, GA – the only gated community in Polk County. Whatever stage your family is at, your dream home can be a reality in this exclusive neighborhood with breathtaking views - and just the right balance of seclusion and convenience.

Solid schools, golf courses, dining options, shopping, and health care are minutes away. We offer 30 lots from .76 to 2.2 acres requiring an 1800 s.f. minimum home in a premium location. We cater to every lifestyle. Bring your own plan or we can refer you to an established builder.

We offer not only magnificent home sites, we provide superior craftsmanship, honesty, clear communications, and attention to detail. Explore customized options to fit your needs – discover the affordable luxury of Cherokee Estates today!

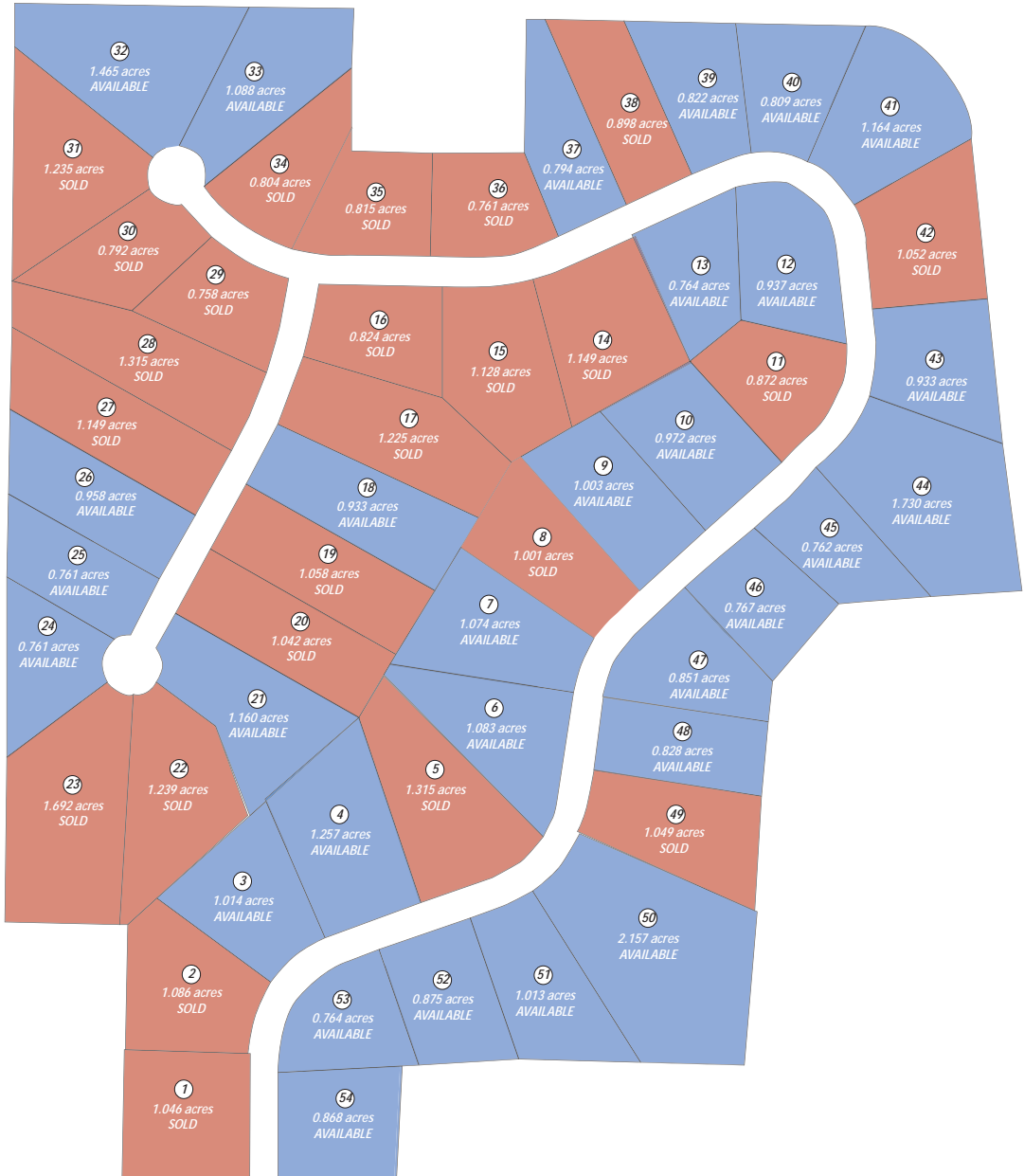
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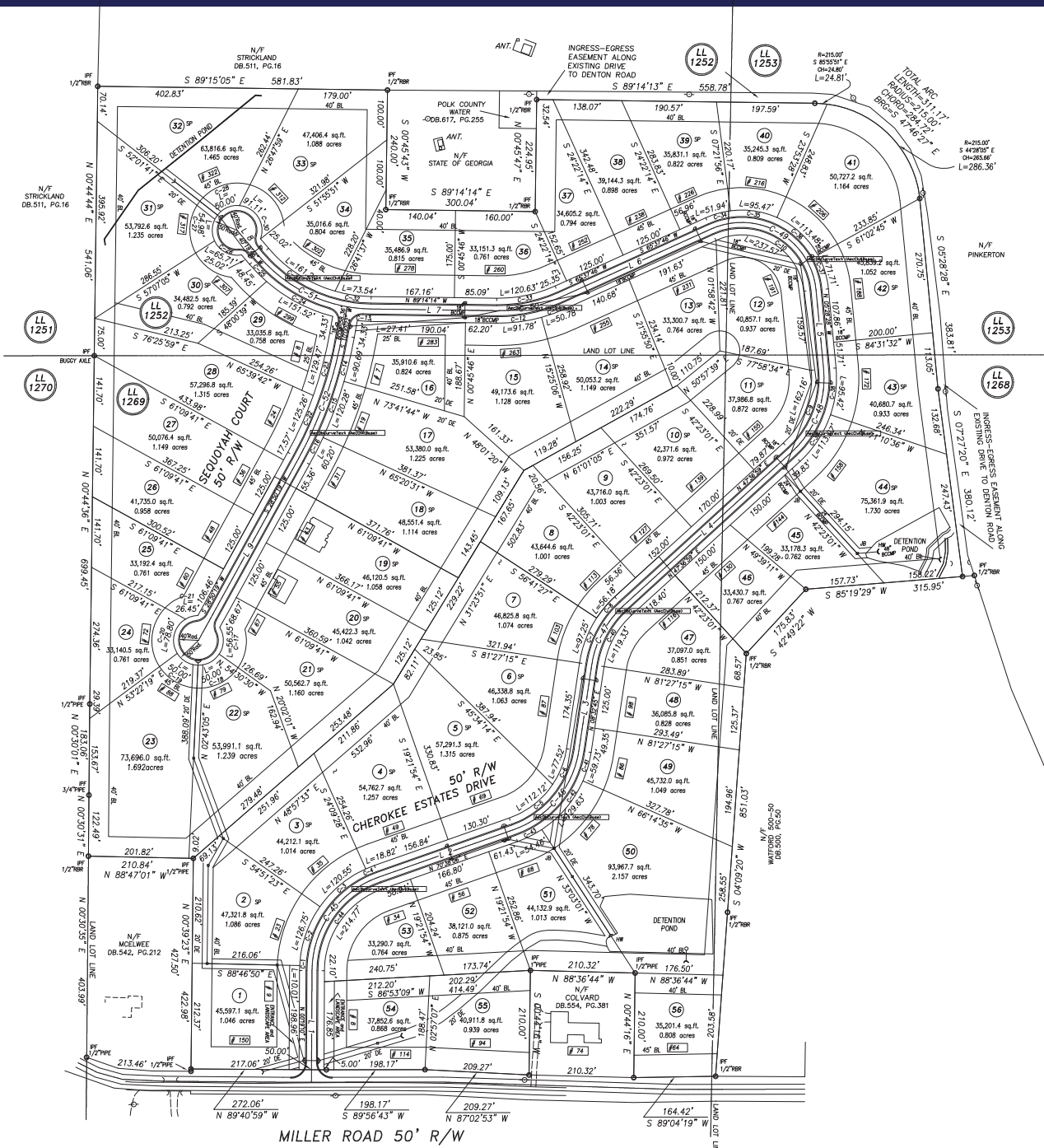
Cedartown, GA Parcel Size / Availability

* Lots shown are approximate for reference only.
See actual plat (page 4) for detailed information *





Cedartown, GA Parcel Details





Cedartown, GA 2024 Parcel Pricing

(Pricing subject to change without notice)

<u>Lot</u>	<u>Lot Size</u>	<u>Price</u>	<u>Lot</u>	<u>Lot Size</u>	<u>Price</u>
1	1.046	SOLD	28	1.315	SOLD
2	1.086	SOLD	29	0.758	SOLD
3	1.014	\$24,900	30	0.792	SOLD
4	1.257	\$27,900	31	1.235	SOLD
5	1.315	SOLD	32	1.465	\$24,900
6	1.063	\$27,900	33	1.088	\$27,900
7	1.074	\$27,900	34	0.804	SOLD
8	1.001	SOLD	35	0.815	SOLD
9	1.003	\$27,900	36	0.761	SOLD
10	0.972	\$27,900	37	0.794	\$31,500
11	0.872	SOLD	38	0.898	SOLD
12	0.937	\$34,900	39	0.822	\$31,500
13	0.972	\$34,900	40	0.809	\$31,500
14	1.149	SOLD	41	1.164	\$31,500
15	1.128	SOLD	42	1.052	SOLD
16	0.824	SOLD	43	0.933	\$31,500
17	1.225	SOLD	44	1.730	\$31,500
18	1.114	\$34,900	45	0.762	\$31,500
19	1.058	SOLD	46	0.767	\$31,500
20	1.042	SOLD	47	0.851	\$31,500
21	1.180	\$34,900	48	0.828	\$31,500
22	1.239	SOLD	49	1.049	SOLD
23	1.092	SOLD	50	2.157	\$31,500
24	0.761	\$45,000	51	1.035	\$31,500
25	0.761	\$45,000	52	0.875	\$31,500
26	0.958	\$45,000	53	0.764	\$31,500
27	1.149	SOLD	54	0.868	\$31,500

➔ Indicates combined lots



Cedartown, GA
Parcel s 24, 25, & 26





Cedartown, GA
Parcel s 53 & 54



Local Amenities



Polk County

Polk County, Georgia has a long history that stretches back in time to the days before the Trail of Tears, when Cherokee and Creek Indians lived here. Particularly after the Civil War, the county boomed with industry, fueled by the railroads. You can see much of its history in carefully preserved architecture and celebrated in events such as the annual Homespun Festival, WELSHfest, and the Cedar Valley Arts Festival.



Today, the county has a diversified economy with modern industrial parks in both Cedartown and Rockmart. Four lane US 278 runs east and west in the county, and four lane US 27 runs north and south. The highly popular Silver Comet Trail for hiking and biking runs from the eastern boundary at Paulding to the western boundary at the Alabama state line.



Cedartown, Georgia

Cedartown, the county seat for Polk County, was incorporated on February 8, 1854. The city takes its name from the abundance of red cedar trees that once bordered the county line. The city also houses other natural wonders like Big Spring, the largest natural limestone spring in the South. The downtown district of Cedartown is listed on the National Register of Historic Places because of the city's 1890s style architecture. The West Cinema Theatre, built in 1941 in art deco style, is still in use today.



Stroll down Main Street, dine in one of the restaurants, and shop the quaint stores while enjoying how the past meets the present. You can also enjoy a leisurely bike or walk on the Silver Comet Trail that runs through the town. Stop in the Cedartown Welcome Center located off the Silver Comet Trail to see some of the relics of one of Cedartown's famous residents, Sterling Holloway, the voice of Winnie the Pooh.



From its beginnings as the pristine home of the Cherokee people to modern-day Cedartown, the Valley of the Cedars has continued to charm residents and visitors alike. A close-knit community with many attractions to offer, Cedartown will develop and change with the times, though keeping its history as a cornerstone of its progress.

Local Amenities

Darlington School



Darlington School is a co-ed, independent boarding and day school in Rome, Ga., for students in pre-K through high school. Here, you're not an enrollment number, you're a person. Explore Darlington and see how an education built for the way you see things can make you a successful student and a confident contributor to the world around you.

From its humble beginnings in 1905, Darlington School has grown to become one of the leading day and boarding schools in the Southeast. Academic excellence and good character have remained our focus for over a century as we equip students with the confidence, connections, and compassion they need to succeed in college and their career, and be meaningful contributors to the greater good.

Berry College



Nationally recognized for academic excellence and extraordinary value, Berry is an independent, coeducational college of approximately 2,100 students. For more than a century, the College has offered a comprehensive liberal arts education that balances intellectual exploration, practical learning, and character development.

Founded by Martha Berry in 1902 as the Boys Industrial School with the mission of providing educational opportunity to poor children of the rural South, Berry became a four-year coeducational college in 1926. Historically nondenominational, the College embraces such Christian principles as inclusivity and service, encourages examination of faith and values, and is welcoming and respectful to those from all religious backgrounds.

Berry offers exceptional undergraduate degree programs in the sciences, humanities, arts, and social sciences (42 majors and 38 minors), as well as undergraduate and masters opportunities in business and teacher education.

Local Amenities



Floyd Medical Center

Floyd Medical Center is a 304-bed, full-service hospital located in Rome, Georgia. Serving as the main campus for Floyd, this hospital provides a certified Chest Pain Center, a designated Bariatric Surgery Center of Excellence and a Breast Imaging Center of Excellence.

Floyd also is home to a state-designated Level II Trauma Center and a Level III Neonatal Intensive Care Unit, and has specialty centers for pediatrics, and wound care and hyperbaric therapy.



The Silver Comet Trail

The Silver Comet Trail is located 13 miles northwest of Atlanta, Georgia. It's free of charge, and travels west through Cobb, Paulding, and Polk counties. This quiet, non-motorized, paved trail is for walkers, hikers, bicyclists, rollerbladers, horses, dog walkers, and is wheelchair accessible.

The trail was named after the Silver Comet passenger train, introduced by the Seaboard Air Line Railroad in 1947. The present trail was built over an abandoned rail line in northwest Georgia. The Silver Comet Trail is 61.5 miles long, and starts at the Mavell Road Trailhead in Smyrna, Georgia. It ends at the Georgia/Alabama state line, near Cedartown and The Esom Hill Trailhead.



The Rome Emperors

The Rome Emperors are a Minor League Baseball team of the South Atlantic League and the High-A affiliate of the Atlanta Braves. They play their home games at AdventHealth Stadium in Rome.

From 2003 to 2023, the team was known as the Rome Braves. They served as Atlanta's Class A affiliate before being elevated to High-A with the restructuring of the minor league system in 2021. Rome is the longest-tenured partner club of the Atlanta Braves.

Local Amenities



Meadow Lakes Golf Course

Meadow Lakes 18-hole, semi-private championship golf course will challenge all types of skill levels. It's intricate design was created in 1985 by Ken Skodacek. This links style course features well-manicured tees, fairways, and pristine Bent Grass greens. It measures over 6,500 yards from the blue tees, and over 6,000 yards from the white tees. This course has water hazards on more than half of its 18 holes. The final four holes on our course are four of the toughest finishing holes in the Atlanta area. This creates a very challenging but fun course to play.



Amenities include: 18 hole Championship Golf Course, Tennis Courts, Swimming Pool, and Dining. We also specialize in group and corporate outings/or special event tournaments.

The Meadow Lakes Course can be seen from Cherokee Estates subdivision and is only a few minutes drive away.



Cherokee Golf & Country Club

Cherokee Golf Club was initially opened in 1961 by twelve members of the community, and it has since become a part of the heart of Cedartown. Now, in the midst of a grand renewal, it is a place where families and friends can spend time, play games, and relax— whether it be on the fairways or tennis courts (new), in the pool (also new), or in our dining rooms. And with our friendly attentive staff, we believe that Cherokee Golf Club is one of the best kept secrets of northwest Georgia. It is a beautiful place, and we've taken great care to create an environment where everyone feels welcome. Come visit (join) us and see the difference a little southern hospitality can make in your life.



Our members and guests enjoy our beautifully manicured 18-hole, par 72 golf course with bentgrass greens. Cherokee offers strategic hazards and challenging tee shots that make for a fun day on the course and accommodates all ability levels with the diverse course conditions. Our driving range is a great place to practice and polish your skills before setting out for a round of golf! If you find yourself in need of golf equipment, our pro shop has everything you need from golf balls and clubs, to shoes, shirts, and other signature Cherokee apparel.





Cherokee
 *Estates*

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Cedartown, GA 30125

www.cherokeestatesga.com