



*Cherokee
Estates*

CEDARTOWN, GEORGIA



WELCOME HOME...

HIGHTOWER FALLS
CEDARTOWN, GEORGIA

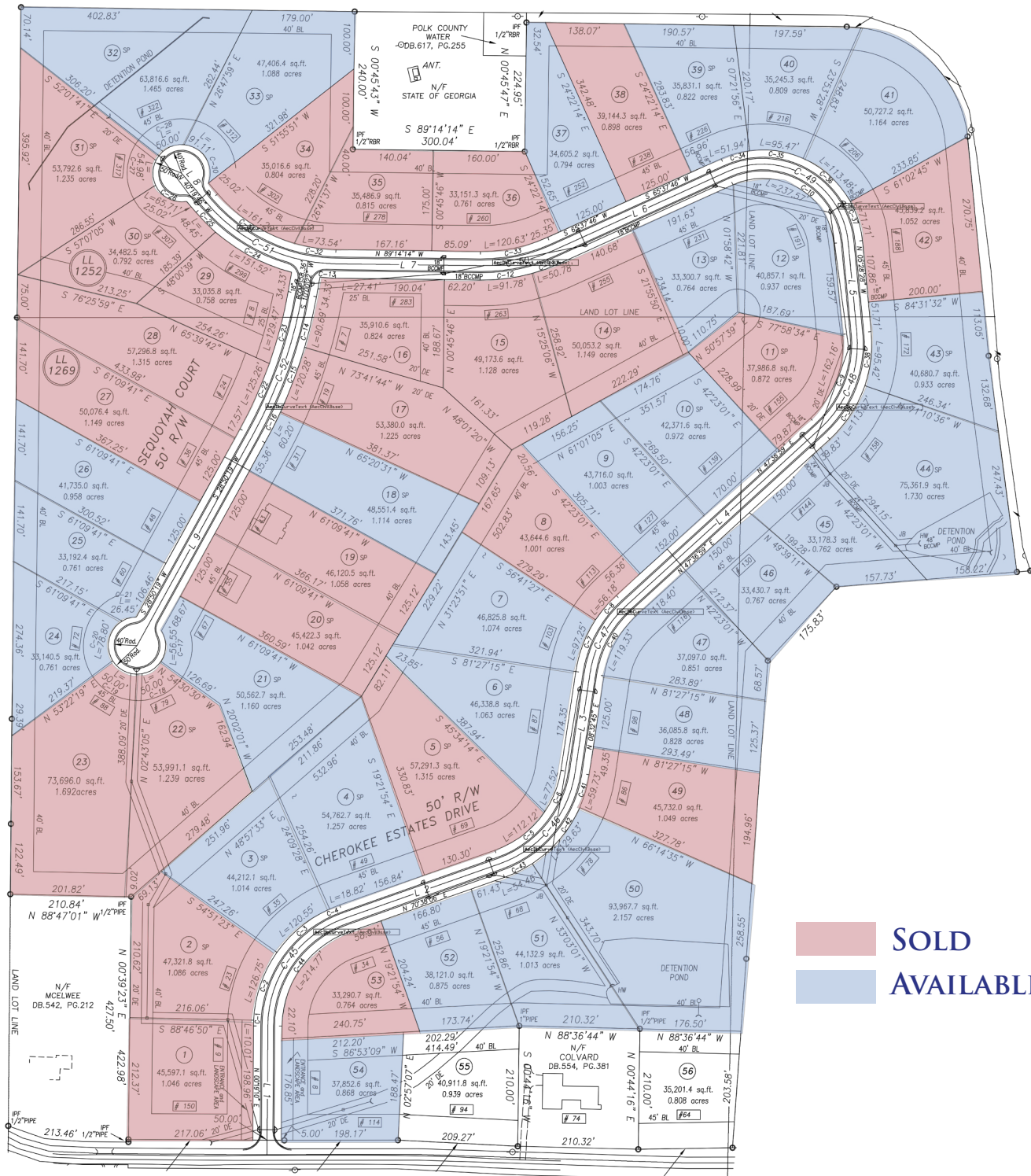


Nestled in the foothills of the Northwest Georgia mountains is Cherokee Estates, an exclusive gated community. Located only an hour NW of Atlanta, Cherokee Estates offers escape from congested urban life. Each lot offers the beautiful backdrop of the mountainous landscape yet is only minutes away from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

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!



PARCEL SIZE / AVAILABILITY



FOR MORE INFORMATION CONTACT: DAN STEPHENS (678) 481-8117 • DSTEPHENS@CHEROKEEESTATESGA.COM

2025 PARCEL PRICING*

<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	\$34,900	30	0.792	SOLD
4	1.257	\$37,900	31	1.235	SOLD
5	1.315	SOLD	32	1.465	\$34,900
6	1.063	\$44,900	33	1.088	\$37,900
7	1.074	\$44,900	34	0.804	SOLD
8	1.001	SOLD	35	0.815	SOLD
9	1.003	\$44,900	36	0.761	SOLD
10	0.972	\$44,900	37	0.794	\$41,500
11	0.872	SOLD	38	0.898	SOLD
12	0.937	\$44,900	39	0.822	\$41,500
13	0.972	\$44,900	40	0.809	\$41,500
14	1.149	SOLD	41	1.164	\$41,500
15	1.128	SOLD	42	1.052	SOLD
16	0.824	SOLD	43	0.933	\$41,500
17	1.225	SOLD	44	1.730	\$41,500
18	1.114	\$44,900	45	0.762	\$41,500
19	1.058	SOLD	46	0.767	\$41,500
20	1.042	SOLD	47	0.851	\$41,500
21	1.180	\$44,900	48	0.828	\$41,500
22	1.239	SOLD	49	1.049	SOLD
23	1.092	SOLD	50	2.157	\$41,500
24	0.761	\$55,000	51	1.035	\$41,500
25	0.761	\$55,000	52	0.875	\$41,500
26	0.958	\$60,000	53	0.764	SOLD
27	1.149	SOLD	54	0.868	\$41,500

* PRICING SUBJECT TO CHANGE WITHOUT NOTICE

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. Today, the county has a diversified economy with modern industrial parks in both Cedartown and Rockmart. The beloved Big Spring is still a sight to behold and the highly popular Silver Comet Trail brings in hikers and bikers from near and far.



Cedartown, Georgia

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.



Darlington School

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 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.



Atrium Health Floyd

Atrium Health Floyd is a leading medical provider and economic force in northwest Georgia. As part of the largest, integrated, nonprofit health system in the Southeast, it is also able to tap into some of the nation's leading medical experts and specialists with Atrium Health, allowing it to provide the best care close to home. At the hub of these services is Floyd Medical Center, a 304-bed full-service, acute care hospital and regional referral center located in Rome, Georgia.

LOCAL AMENITIES



Cherokee Golf & Country Club (only 3.7 miles from Cherokee Estates)

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. It is a place where families and friends can spend time, play games, and relax— whether it be on the fairways or tennis courts, in the pool, 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.



Meadow Lakes Golf Course (only 2.5 miles from Cherokee Estates)

Meadow Lakes 18-hole, semi-private championship golf course will challenge all types of skill levels. This links style course features well-manicured tees, fairways, and pristine bentgrass 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 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 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.

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2 CHEROKEE ESTATES
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