



Mountain Home on 1.28 +/- Acres

This charming mountain cabin in Blue Ridge, Georgia offers a peaceful retreat surrounded by natural beauty. Situated on approximately 1.28 acres, it provides both privacy and easy access to downtown shops and attractions. The home features rustic charm and comfortable living spaces, perfect for a getaway, full-time home, or rental investment. Towering trees and mountain breezes create a serene, relaxing atmosphere. With its timeless appeal and room for personalization, it's an ideal mountain escape.

Online Only
Auction

December 2, 2025,
at 2 pm

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Blue Ridge Cabin Getaway in Blue Ridge, Georgia..

Nestled among the scenic hills of Blue Ridge, Georgia, this charming mountain cabin offers a peaceful retreat surrounded by the natural beauty of North Georgia. Set on approximately 1.28 acres, the property provides the ideal combination of privacy and convenience, just a short drive from the shops, restaurants, and attractions of downtown Blue Ridge. The home blends rustic character with comfortable living spaces, making it well suited for those seeking a mountain getaway, full-time residence, or investment opportunity. Towering trees, gentle mountain breezes, and the sounds of nature create a tranquil setting that invites relaxation and recreation. Whether enjoying morning coffee on the porch, exploring nearby hiking trails, or spending evenings around the fire, this property captures the spirit of mountain living. With its timeless appeal and potential for personalization, this Blue Ridge retreat is ready to become the next owner's mountain escape.

Bidding for this property will open on November 18, 2025, at 10:00 am and continue to December 2, 2025. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,

Wiregrass Auction Group, Inc.

Mark L. Manley

Mark L. Manley, CAI, AARE, MPPA
President/ Broker

AUCTION INFORMATION



🌿 Auction Date and Time: Tuesday, December 2, 2025 at 2 pm

🌿 Open House Dates and Times: Saturday, November 15, 2025 at 11 am

🌿 For More Information Contact: Mark L. Manley, CAI, AARE, MPPA
Wiregrass Auction Group, INC.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@Bidwiregrass.com

PROPERTY INFORMATION

Property Address: 330 Pine Grove Drive, Blue Ridge, Georgia 30513

Auction Date: Tuesday, December 2, 2025, at 2 pm

Property Size: 1.28 +/- Acres

Assessor's Parcel Numbers: Fannin County Tax Parcel 0018C 006BU

Property Taxes: 2025 Fannin County - \$1,604.28

Important Selling Features:

- 🌿 Located in the scenic Blue Ridge Mountains of North Georgia
- 🌿 Peaceful 1.28± acre wooded setting with a private, natural feel
- 🌿 2008-built cabin-style home with authentic rustic character
- 🌿 Warm wood finishes and exposed beams throughout the interior
- 🌿 Two wood-burning fireplaces — one in the living area and one in the game room
- 🌿 Family / Game room features a custom live-edge bar, perfect for entertaining
- 🌿 Attached two-car garage with convenient interior access
- 🌿 Screened outdoor pavilion ideal for relaxing or outdoor dining
- 🌿 Two-story storage building providing additional space for tools or hobbies
- 🌿 Paved access with easy drive to downtown Blue Ridge for dining and shopping
- 🌿 Close to Lake Blue Ridge, hiking trails, and the Cohutta Wilderness area
- 🌿 Excellent opportunity for a full-time residence, vacation home, or rental investment

TAX CARD

Fannin County, GA

Summary

Parcel Number 0018 C 0068U
 Account/Realtykey 23343
 Location Address 330 PINE GROVE DRIVE
 Legal Description 9-2 LL123 LT13 DB1177-47* 1.280 AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 10.196
 Acres 1.28
 Neighborhood PINE GROVE EST (01081)
 Account Number 23343
 Homestead Exemption No (50)
 Landlot/District 123 / 09

[View Map](#)

Owner

FARNHAM DAVID
 PO BOX 609
 BLUE RIDGE, GA 30513

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	PINE GROVE EST/ NON WATER	Acres	55,757	0	0	1.28	1

Residential Improvement Information

Style One Family
 Heated Square Feet 1851
 Interior Walls Pine
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2008
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 5
 Value \$410,635
 Condition Average
 House Address 330 PINE GROVE DRIVE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Bldg 2 Story	2020	10x10 / 0	1	\$1,602
Porch (Open)	2018	12x12 / 0	1	\$1,771
Home Site Improvement (Avg)	2017	0x0 / 1	1	\$5,000

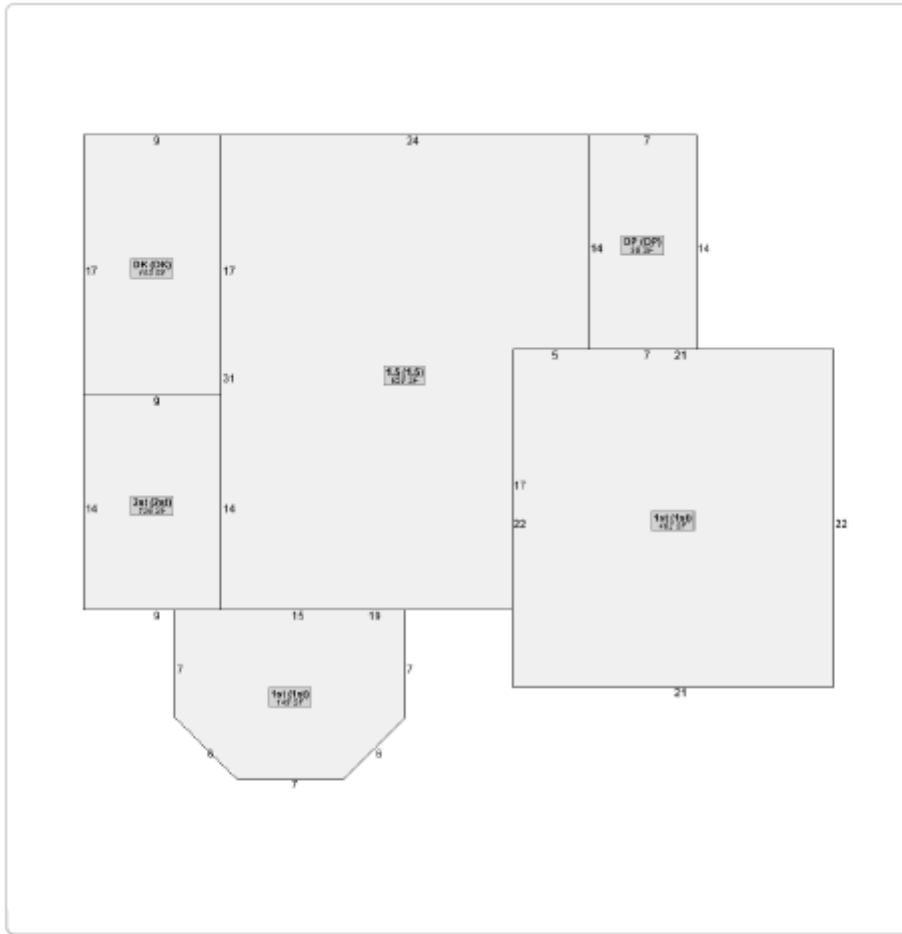
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/15/2016	1177 47*	C.166 8	\$165,000	Inven Incl in Sale w/ SB346	SCIORTINO NICHOLAS S	FARNHAM DAVID
4/12/2004	565 610	C.166 8	\$19,500	Land Market Sale	POSTELLE DUANE	SCIORTINO NICHOLAS S

Valuation

	2025	2024	2023	2022	2021	2020
Previous Value	\$442,048	\$355,270	\$362,880	\$211,328	\$217,152	\$217,152
Land Value	\$23,040	\$23,040	\$23,040	\$23,040	\$23,616	\$29,440
+ Improvement Value	\$410,635	\$410,635	\$327,230	\$334,840	\$182,712	\$182,712
+ Accessory Value	\$8,373	\$8,373	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$442,048	\$442,048	\$355,270	\$362,880	\$211,328	\$217,152

Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 10/12/2025, 8:08:48 PM



TAX MAP

qPublic.net™ Fannin County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 0018 C 0068U
 Real Key / Acct 23343
 Class Code Residential
 Taxing District COUNTY
 Acres 1.28

Owner FARNHAM DAVID
 PO BOX 609
 BLUE RIDGE, GA 30513
 Physical Address 330 PINE GROVE DRIVE
 Fair Market Value \$442048

Last 2 Sales			
Date	Price	Reason	Qual
8/15/2016	\$165000	IC	U
4/12/2004	\$19500	LM	Q

(Note: Not to be used on legal documents)

Date created: 10/12/2025

Last Data Uploaded: 10/12/2025 8:08:48 PM

Developed by **SCHNEIDER**
 GEOSPATIAL

TAX BILL

2025 Property Tax Statement

Fannin County Tax Commissioner
400 W Main St, Suite 103
Blue Ridge, GA 30513-8593
(706) 632-2645

FARNHAM DAVID
PO BOX 609
BLUE RIDGE, GA 30513

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-009889	12/20/2025	\$1,604.28	\$0.00	\$3,773.22	\$5,377.50

Map: 0018 C 006 8U

Payment Good through: 12/20/2025
Printed: 10/24/2025

Location: 330 PINE GROVE DRIVE

Account No: 23343R

IMPORTANT NOTICES

This is your 2025 Ad Valorem Tax Notice for property you owned in Fannin County January 01, 2025. This bill must be paid by December 20, 2025 in order to avoid interest and penalty charges. Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40. Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44. In addition to regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions with GA Code 48- 5-46. For more information on eligibility and the proper method of applying, you may contact the Tax Assessor's office.

Please note that your Tax Commissioner is responsible for the billing and collections and is not responsible for the value on your bill or Millage Rate. You may pay your bill by mail, in person, or on our website at www.fannincountytax.com

Thank you for the privilege to serve as your Tax Commissioner.

Fannin County Tax Commissioner
400 W Main St, Suite 103
Blue Ridge, GA 30513-8593
(706) 632-2645



Tax Payer: FARNHAM DAVID
Map Code: 0018 C 006 8U Property
Description: 9-2 LL123 LT13 DB1177-47* 1.28
Location: 330 PINE GROVE DRIVE
Bill No: 2025-009889
District: 01

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$442,048	\$176,819	\$0	\$176,819	2.440000	\$431.44	\$0.00	\$431.44
SCHOOL M&O	\$442,048	\$176,819	\$0	\$176,819	6.633000	\$1,172.84	\$0.00	\$1,172.84
TOTALS					9.073000	\$1,604.28	\$0.00	\$1,604.28

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Fannin County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Current Due	\$1,604.28
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$3,773.22
Total Due	\$5,377.50

DEED



Doc ID: 002102080002 Type: WD
Recorded: 08/18/2016 at 09:00:00 AM
Fee Amt: \$177.00 Page 1 of 2
Transfer Tax: \$165.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

BK **1177** PG **47-48**

(Space Above This Line Reserved for Recording Information)

RETURN RECORDED DOCUMENT TO:

BlueRidgeLaw
152 Orvin Lance Drive
Suite B
Blue Ridge, Georgia 30513
File # 9417 SCIORTINO-FARNH
9-2-123
ID#: 0018 C 0068U

STATE OF GEORGIA
COUNTY OF FANNIN

LIMITED WARRANTY DEED

THIS INDENTURE, Made as of the 15th day of August, in the year of our Lord, 2016, between **Nicholas S. Sciortino**, as party or parties of the first part, hereinafter referred to as "Grantor," and **David Farnham**, as party or parties of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 123, 9th District, 2nd Section, Fannin County, Georgia, containing 1.280 acres, more or less, being more particularly described as Lot 13 of Pine Grove Estates, as shown on a plat of survey dated May 27, 2001, prepared by Samuel Walker, GRLS No. 2835, recorded January 14, 2002 in Plat Hanger C-166, Page 8, Fannin County Deed records. Said plat is incorporated herein by reference thereto for a more complete and accurate metes and bounds description of the above described property.

Being and intended to be all that property conveyed by Warranty Deed dated April 12, 2004 from Duane Postelle to Nicholas S. Sciortino, recorded April 20, 2004 in Deed Book 565, Page 610, Fannin County Deed records.

Subject to all easements, restrictions and rights-of-way (including rights of others, if any, in and to the use of same), as shown on plats of survey recorded in Plat Book 24, Pages 122-24, Plat Hanger C-166, Page 8, Fannin County Deed records.

Subject to Rural Post Roads Right of Way recorded in Deed Book 163, Page 716, Fannin County Deed records.

Subject to Affidavit recorded in Deed Book 346, Pages 668-69, Fannin County Deed records.

Subject to Protective Covenants recorded in Deed Book 400, Pages 489-91, Fannin County Deed records.

Subject to Fannin County, Georgia Subdivision Regulations, Mobile Home Regulations, zoning or other ordinances, and the right of ingress, egress, and utility service as stated in Deed Book 565, Page 610, Fannin County Deed records.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for its heirs, executors, administrators and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantee, his/her/their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, as of the ^{5th} day of August, 2016.

Signed, sealed and delivered
this 5th day of August, 2016
in the presence of:

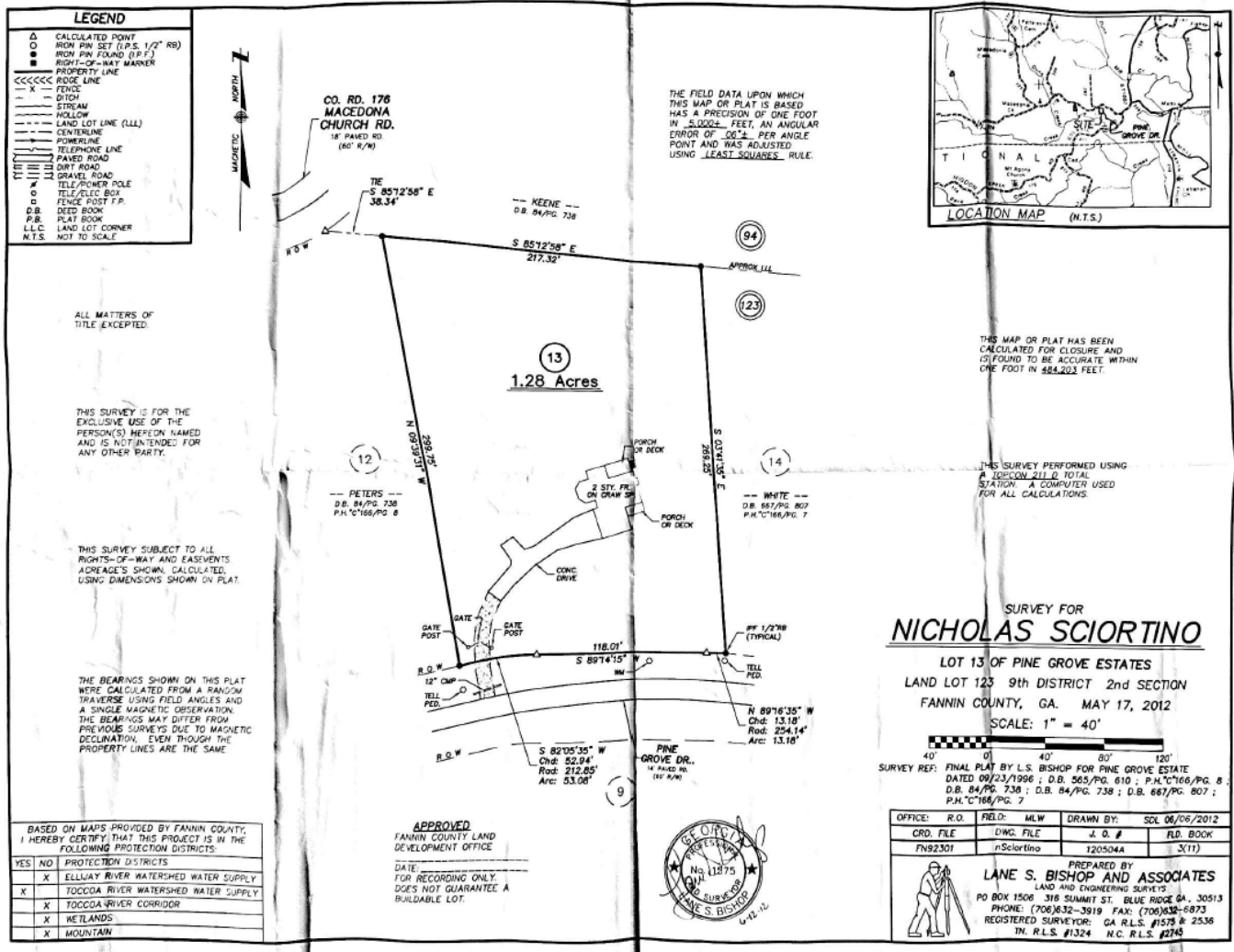
Nicholas S. Sciortino (SEAL)
NICHOLAS S. SCIORTINO

JR
Witness

Tammie K. Hill
Notary Public
My Commission Expires: 6/3/19
[AFFIX NOTARIAL SEAL]



PLAT



SUBDIVISION PLAT



PROTECTIVE COVENANTS

GEORGIA, FANNIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD 7/10/01
AT 10:07 AM
BOOK 400 PAGE 489-91
CLERK OF SUPERIOR COURT

05559

Massaro & Kiker, P.C.
P. O. Box 111
Blue Ridge, Ga. 30513

PROTECTIVE COVENANTS

THIS DECLARATION OF PROTECTIVE COVENANTS, made and published on this 10 day of July, 2001, by Duane Postelle of the County of Whitfield and State of Georgia.

WITNESSETH:

THAT, WHEREAS, said individual is the owner of the property generally known in the community as PINE GROVE ESTATES, said property being the same property conveyed to Duane Postelle by warranty deed of Jeff Morgan dated January 14, 2000 and recorded in Deed Book 346, Pages 670-671, Fannin County records.

WHEREAS, it is to the interest, benefit and advantage of Duane Postelle, and to each and every person who shall hereafter purchase any property in said development that certain protective covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

NOW, THEREFORE, for an in consideration of the premises and of the benefits to be derived by Duane Postelle to hereby set up, establish, promulgate and declare the following protective covenants, same shall become immediately and run with the land and shall be binding on all persons claiming under and through Duane Postelle, to wit:

1. SEWAGE DISPOSAL: A septic tank and proper drain field, in accordance with the standard of the Health Department of the State of Georgia, will be used for sewage disposal for dwellings constructed on said lots.
2. TEMPORARY STRUCTURES: No structure of a temporary character, such as a basement, trailer, recreational vehicle, lean-to, tent, shack, garage, barn or other outbuilding will be used on any lot at any time as a residence either temporarily or permanently.

3. **MOBILE HOME:** No mobile home of any type will be used or located on any lot at any time as a residence either temporarily or permanently.
4. **LAND USE AND BUILDING TYPE:** No lot will be used for any purpose other than residential use. No building will be erected, altered, placed or permitted on any lot other than one (1) detached family dwelling. No duplex, condominium, or multi-unit buildings shall be located on any lot. No building shall be erected on any lot that will be used as a school, church, kindergarten, or business of any type.
5. **EASEMENTS:** Easements for installation and maintenance of utilities are reserved whereby electric and telephone lines with all essential clearing may be installed along the roads which traverse the above described lots.
6. **ARCHITECTURAL CONTROL:**
 - a) Any house or cabin constructed on a creek lot shall be at least 1300 square feet;
 - b) Any house or cabin constructed on any lot (other than a creek lot) shall be at least 1500 square feet;
 - c) All dwellings shall be constructed at least fifteen (15) feet from adjoining property lines and twenty-five (25) feet from road easements. All dwellings located on a creek lot shall be at least fifty (50) feet from said creek. If the current Fannin County ordinances concerning such matters change, then all dwellings shall be constructed according to the then current ordinances.
 - d) Concrete block construction is prohibited on any lot, except that concrete blocks may be used in the foundations and chimneys of the houses or cabins constructed on said lots, provided said concrete blocks are finished with rock, stucco or wood.
 - e) No shiny (silver or tin-type) metal roofs will be allowed on any dwelling, however the colored metal roofs will be allowed.
 - f) The front yard of any dwelling shall not be fenced by any type of fence. The back yard of any dwelling may be fenced.
7. **NUISANCES:** No noxious or offensive activity will be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or

nuisance to the neighborhood. No nuisance or offensive, noisy or illegal trade, calling or transaction will be done, carried on, suffered or permitted upon any lot, nor will any lot be used for any illegal purpose. Each lot will be kept and maintained completely free of any junk, including old vehicles and discarded appliances, trash and garbage.

8. LANDSCAPING:

a) No trees will be removed from any lot except those necessary to clear an area for construction of a house or cabin, or reasonable landscaping.

b) No agricultural garden will be allowed on any lot.

9. SIGNS: No signs, banners or display on any lot, except for reasonable identification of the owner and the address of the property will be allowed to be visible from the public road.

10. ANIMAL CONTROL: No commercial poultry houses will be allowed, nor any farm animal.

11. COMMERCIAL VEHICLES: No company utility truck or large commercial vehicles shall be parked on any lot, or alongside any subdivision road.

THESE COVENANTS are to run with the land and shall be binding on all parties and all persons claiming under them and cannot be amended or changed in any way unless an instrument is signed by all of the property owners in said development.

Enforcement shall be by proceedings of law or in equity against any person or persons violating or attempting to violate and covenant either to restraining violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said Duane Postelle has hereunto set his hand and affixed his seal, this the day and year first written above.

Duane Postelle (Seal)
DUANE POSTELLE

Signed, seal and delivered
in the presence of

David Wilkinson
Unofficial Witness

Charles A. Holloway
Notary Public

My Commission Expires: 08-28-03



Go BID Now!



For more information, please visit

WiregrassAuctionGroup.com

