

## **2011 – Fall Edition - Paradise Realty Newsletter**

### **Local News**

In keeping with the current national economic climate, real estate in Hart County has remained a buyer's market and real estate sales have been slow for some time but have picked up some during the warmer weather and full lake, especially first time home buyer sales, REO properties (bank owned and foreclosures), and lakefront properties.

The latest business news is that our area continues to attract industries at the Gateway industrial park just off I-85 at exit 177. Also the new Regional hospital facility is now well under construction in the Lavonia area near I-85 (exit 173). This project will help consolidate and improve health services, particularly bringing in the specialist providers, for the Hart & Franklin county area. These additions will help bring more jobs to our area and attract more residents as well.

### **Hartwell Lake Level and Other lake Items**

Lake Hartwell level has remained near full pool this summer season providing a good year for enjoying our wonderful lake activities. As fall has approached the level has been dropping and at the beginning of October the lake was down about 6 ½ feet from full pool. This is slightly below normal for this time of year primarily due to reduced rain fall lately.

The new mega-ramp off Old Highway 29 has been built with a T shaped dock in place for fishing tournaments, and already a number of fishing tournaments have been held and more are being scheduled. The mega-ramp is named Gumbranch Recreational Facility and is expected to have more improvements coming in the near future, mainly permanent restroom facilities, a covered pavilion, and county water service.

Now is an excellent time to come up and take a look at the great buys on the lake. The heavy use summer season is about over, more properties are on the market, prices are low, and it is a good time to be able to evaluate the water depth and dock location. There are also still very good fishing and boating opportunities before cold weather arrives.

### **Your Input**

We plan to have this newsletter updated on a regular basis, and we would like to know about any information you would like to see in the newsletter. Please go to our "contact us" section and use one of the methods there to provide us with your input and we will try to improve the newsletter to meet your needs.