



Beautiful Etowah River Through The Property



Scenic Native Understory Along The River

PROPERTY INFORMATION SHEET

PRICE: \$11,750 per acre ACREAGE: 172+/- acres COUNTY: Lumpkin AREA OF COUNTY: South Central

DISTRICT: 5th

SECTION: 1st

LANDLOT: 239, 252, 253, 309

TERMS: Cash

TOPOGRAPHY: Gentle ridgelines & furrowed hollows; flat along the river.

DESCRIPTION: NEARLY A MILE – of a wild mountain river flows through this most special 172+/- acres. Estate held for decades, untouched and untainted; just like nature created it. Excellent circumstances of paved road frontage, plenty of good terrain, beautifully canopied; and one of the most scenic stretches of river in North Georgia. The Etowah River originates at the base of the Blue Ridge Mountains and flows strong through this property, cascading in tumbling rapids and lingering quietly in deep pools. Not a sound or sight of humans through here – you own both sides of the river – and Downtown Dahlonega is only 10 minutes away. A spectacular property for a private retreat and personal use.

SETTING/LAND: Fantastic river property, very private with wooded canopy and scenic natural understory.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: At Property.

STREET/ACCESS: Paved County road frontage.

PLAT/SURVEY AVAILABLE: To be surveyed.

DIRECTIONS. From Dahlonega: Take Highway 9 South 7.5+/- miles turn left onto Pink Williams Road, go 0.6+/- to property on the left.

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