



On the Etowah River



Blue Ridge Mountains in the Distance

PROPERTY INFORMATION SHEET

PRICE: **\$9,975 per acre** ACREAGE: **41+/- acres** COUNTY: **Lumpkin** AREA OF COUNTY: **Central**

DISTRICT: **12th** SECTION: **1st** LANDLOT: **446**

TERMS: **Cash** TOPOGRAPHY: **From ridgelines to lowlands, from flat to sloping**

STREAMS ON PROPERTY: **Etowah River borders property plus creeks and branches.**

MINERAL RIGHTS: **Included**

DESCRIPTION: **ON THE ETOWAH RIVER - And pristine frontage it is on this 41+/- acre tract located south of Dahlonega, GA. Along here the river flows from strong and deep to fast and noisy. High gentle ridgelines offer up Blue Ridge Mountain views from the top of the property and down on the river is a flat terrain cove with scenic native foliage and canopy. Through the cove is a pretty little mountain creek that flows straight into the Etowah. The river along here is very pretty and there's a lot of it. You can walk along the whole length, up maybe towards a quarter mile of fine flowing waters. Some of it is whitewater strong, other sections are deep and mysterious. Access is a bit primitive but the property rewards with a scenic serenity.**

SCHOOL-ELEM: **Blackburn** MIDDLE: **Lumpkin County** HIGH: **Lumpkin County**

SETTING/LAND: **Private and beautiful acreage, easily accessible, quick convenience to town and 4-lane.**

BUILDINGS ON PROPERTY: **None** RESTRICTIONS: **None** POWER/TELEPHONE: **At property**

STREET/ACCESS: **County maintained, paved** PLAT/SURVEY AVAILABLE: **To be surveyed**

DIRECTIONS: From Dahlonega: Take Hwy. 9 South 1.5+/- miles turn L onto Auraria Road, go 4.3mi turn R onto Castleberry Bridge Road, go 2mi turn R onto River Shoals Rd, go 0.5mi turn R onto Laurel Point E, go 0.2mi to property on the left.

Vic Dover: 706-265-5855
Melissa Dover: 706-344-8850
www.vinsondoverrealty.com

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
Complete info at <http://www.vinsondoverrealty.com>