

\$1,999,900

- 67+/- Acres
- 1,662 Square Feet
- 3 Bedrooms; 2 ½ Baths
- Master On Main
- Cleared Land, Blue Ridge Mountain Views, Small Creek and Adjoins Georgia Forestland (Which Includes Amicalola River)
- Guest Quarters Above The Garage
- Located In Dawson County; Marble Hill Address
- Make It A Farm, A Retreat or Your Home



Open lands, Blue Ridge Mountain views, a creek, State of Georgia Forestland boundaries and a lengthy and boisterous section of the Amicalola River, a thirty-second walk away from the property into the Forest. A grassy and sprawling hilltop gives a pinnacle setting for the home where stone and woody accents carry through inside and out. A covered front porch, plus upper and lower covered back porches from which you can overlook the property and soak in the Blue Ridge Mountains accentuating the horizon. On the main level you can warm up in front of a stone fireplace, plus the master bedroom on this level has its own fireplace. Upstairs are two bedrooms and a full bath. Plus there's a spacious bonus room housing a cast-iron wood stove perched on a stack-stone pedestal. Bring on the hobbies! Outside in the adjacent garage is plenty of room for a couple of vehicles - also within is a workshop area with its own entrance and running water. In the valley, a small chortling creek runs through the property- perhaps a nice pond site could be in your future? A two-sided property border with a large section of State Forestlands gives protection, privacy and even more room to explore. Take the trail down to the Amicalola River, walk the path alongside, play, canoe or float; the water alternates from swift to deep. The setting in northwestern Dawson County is a rural and quiet one with the potential to be one of the most beautiful properties and settings in North Georgia.



105 COLLY LANE
MARBLE HILL, GA 30148



Access additional information using our QR Code to view dedicated link.

DIRECTIONS: Gated. Viewings By Appointment Only.
Please contact Brokerage for a tour!

Please call to arrange a private viewing:

Vic Dover 706-265-5855
Melissa Dover 706-344-8850

www.vinsondoverrealty.com