



*118.5+/- acres, Highway 52 East  
Dawsonville, GA 30533*



*Pristine Mountain Tract In North Georgia!*

PROPERTY INFORMATION SHEET

PRICE: \$948,000      ACREAGE: 118.5+/- acres      COUNTY: Dawson      AREA OF COUNTY: Northwest  
DISTRICT: 5th      SECTION: 1st      LANDLOT: 25,48,49  
TERMS: Cash      TOPOGRAPHY: Varied from flat, to rolling, to mountainous.

STREAMS ON PROPERTY: Amicalola Creek flows along and through property, plus other creek, branches and springs.

DESCRIPTION: PRIVATE LAKE -This unique 118.5+/- acre tract of pristine North Georgia Mountain land contains it all. With power, telephone, paved frontage along Highway 52, and gravel drive through the property, access is easy. Open grasslands, 1200+/- feet of Amicalola Creek (Georgia Primary Trout Waters!) along and through the property, a 1.3+/- acre lake fed by active springs from the surrounding hills, a border on Georgia State Forest Land and mountain views are just some of the features on this unique tract of land. Abundant and scenic build sites! Hunt, fish, play, hike, 4-wheel, explore, live, or just enjoy this stunning property.

SCHOOL-ELEM: Dawson      MIDDLE: Dawson      HIGH: Dawson

SETTING/LAND: State Forest Land Boundary, Open Grasslands, Lake, Creek, Ridge Lines, Mountain Views, Fine Timber.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: At Property.

STREET/ACCESS: Paved State Hwy frontage, gravel drive through property.      PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Turn right onto GA-52 West for 3.6 miles, turn right to continue onto GA-52 West for 18.9 miles. Property and directional arrows will be on your left. Follow gravel road for 0.1 mile across creek for access to lake.

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