



*Etowah River Through The Property*



*Beautiful Blue Ridge Mountain Views*

PROPERTY INFORMATION SHEET

PRICE: \$9,975 per acre    ACREAGE: 176+/- acres    COUNTY: Lumpkin    AREA OF COUNTY: Central

DISTRICT: 12th    SECTION: 1st    LANDLOT: 446, 447, 448, et al

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

STREAMS ON PROPERTY: Etowah River thru property plus creeks and branches.    MINERAL RIGHTS: Included

DESCRIPTION: **ETOWAH RIVER STRONGHOLD** - On this fantastic North Georgia Mountain tract near Dahlonega. The centerpiece of this property is the Etowah River flowing through the middle of the property - from strong and deep to fast and noisy, with origins upstream on the U.S. National Forest. Scenic appeal is in abundance here from the "Oh Wow!" Blue Ridge Mountain views to noisy tumblewater creeks, little flowing branches, pretty timber, and native foliage. Paved road frontage, great location in a nice area, and convenient proximity to Dahlonega, Hwy. 400, and points south. For a personal retreat property, investment, development, or a Nature's Retreat Venue Center - this is a tract worthy of your time to view.

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 3 miles, turn Left onto Ben Higgins Road, go 1.6 miles turn Right onto Sleepy Hollow Road, go 0.5 miles to property at the intersection of Cedar Springs Lane. Gated access, contact Vic Dover to view.

**Vic Dover: 706-265-5855**  
**Melissa Dover: 706-344-8850**  
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Complete info at <http://www.vinsondoverrealty.com>