



Fabulous flowing waters of the Etowah River



A Blue Ridge Mountain View

PROPERTY INFORMATION SHEET

PRICE: \$405,000 **ACREAGE:** 40.57+/- acres **COUNTY:** Lumpkin **AREA OF COUNTY:** South central

DISTRICT: 12th **SECTION:** 1st **LANDLOT:** 523

TERMS: Cash **TOPOGRAPHY:** Varied from flat along river/ridgelines to mountainous.

STREAMS ON PROPERTY: 2000'+/- on the Etowah River plus creek. **MINERAL RIGHTS:** Included

DESCRIPTION: ONE OF NORTH GEORGIA'S FINEST RIVERLAND TRACTS - 40.57 +/- acres on the beautiful Etowah River near Dahlonega, GA with an amazing 2,000'+/- of some of the best flowing waters to be had anywhere. For recreation and scenic beauty this tract has few equals. Gentle terrain along the river, high ridge lines with bit of a Blue Ridge Mountain view, and evidence of gold mining from a historic past. Scenic timber covers the property, and there is also a small creek and branch that flows through. The area is attractive and uncluttered, and access to Dahlonega and the 4-lane is only minutes away but the property is secluded and totally private. This tract has been held as an estate property and untouched for many a decade – it is an excellent value and a rare opportunity.

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

SETTING/LAND: Private and secluded, beautiful mountain area and “feel”, scenic surroundings.

BUILDINGS ON PROPERTY: None **RESTRICTIONS:** No **POWER/TELEPHONE:** At property

STREET/ACCESS: Deeded easement from paved county road **PLAT/SURVEY AVAILABLE:** Yes

DIRECTIONS: From Dahlonega: Take Highway 9 South 1 mile, turn left onto Auraria Road, go 4.4+/- miles, turn right onto Castleberry Bridge Road, go 1.3+/- miles to entrance, road way to property on the right.

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