

**\$345,900**

- 4.6+/- Acres
- Chestatee River
- Open Grassland
- Woody Hilltop With Great Homesite
- Perfect For Private Residence, 2<sup>nd</sup> Home Or Simply Recreational
- Choice Location Near New Publix, Hwy 400, Downtown Dahlonega and More
- Tubing, Canoeing, Floating, Swimming – You Choose



**ON THE RIVER!** The Chestatee River – a wide, scenic swath of it - just south of Dahlonega. The River meanders along the southern border of this 4.6 acres which includes a broad stretch of open grassland extending across to a woody hilltop with overlooking views. Here the River runs deep and strong, upstream you can see and hear the murmur of shoals. And it's an easy walk right up to the river's edge where you can sit alongside and watch the world flow by. Or maybe instead channel your inner Huck Finn and go explore. The grasslands cover about an acre-and-a half of essentially flat terrain and cozy up with the River, talk about a fantastic area for projects and play and - oh so pretty! Hilltop homesite will have a beautiful overview of the property. Extends all the way to the River along with privacy and mature timber. The terrain is gently rolling once on top. Heritage Drive, the access for this property, is a private gravel roadway in excellent condition. How many modest-sized tracts with such appealing attributes can you find at any given time? I know of one!



**0 HERITAGE DRIVE  
DAHLONEGA, GA 30533**



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

**DIRECTIONS:**

From the intersection of GA Hwy. 400 & GA Hwy 60 south of Dahlonega: Take Hwy 60 north 3/4 mile (towards Dahlonega) and turn left onto Heritage Drive, go 0.2 to the property.

Please call to arrange a private viewing:

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

**[www.vinsondoverrealty.com](http://www.vinsondoverrealty.com)**