



PROPERTY INFORMATION SHEET

PRICE: \$765,800 ACREAGE: 43.76+/- acres COUNTY: Dawson AREA OF COUNTY: Northwest

DISTRICT: 5th SECTION: 1st LANDLOT: 880,889,890

TERMS: Cash TOPOGRAPHY: Much gentle, grassy, and open; rounded hilltop.

STREAMS ON PROPERTY: Large trout waters thru property plus springs and branches. MINERAL RIGHTS: Yes.

DESCRIPTION: FABULOUS FLOWING WATERS and open grasslands on 43.7 acres - some of the very best North Georgia has to offer. Little Amicalola Creek – a fine trout stream - flows ¼ mile+/- along and thru the property – big enough to float or canoe and crystalline pure in its origins upstream in the Mountains. Lots of gentle terrain makes for circumstances very usable and family friendly, paved road frontage provides easy access. From the high rounded and grassy hilltop are views of the Blue Ridge Mountains. Acres of gentle open grassy lands sprawl, there's an old barn and plenty of room to build whatever. Scenic and private in rural northern Dawson County but you're less than an hour from Metro Atlanta and convenient to everything interesting and necessary in North Georgia. But you may not be inclined to leave. Excellent as primary or second home, recreational, farm, garden, horses, ATV's, or simply being allowed to exist because it's so beautiful. Truly one of the finest tracts of this type in North Georgia`.

SCHOOL-ELEM: MIDDLE: HIGH:

SETTING/LAND: Pretty rural area and a fantastically beautiful property with an abundance of amenities.

BUILDINGS ON PROPERTY: Old barn. RESTRICTIONS: None. POWER/TELEPHONE: At property.

STREET/ACCESS: County maintained; paved PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dawsonville: Take Hwy. 53E 2.6 miles, turn Right onto Hwy 183, go 7.2 miles turn Left onto Afton Road, go 0.8 miles to property on the right. Note: Lies within Dawson County, has Marble Hill address.

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