



PROPERTY INFORMATION SHEET

PRICE: \$6,999 per acre ACREAGE: 235+/- acres COUNTY: Dawson & Gilmer AREA OF COUNTY: Central

DISTRICT: 5th SECTION: 1st, 2nd LANDLOT: 136, 137 (Dawson) & 19, 54 (Gilmer)

TERMS: Cash TOPOGRAPHY: Varied from valley flat to mountaintop.

STREAMS ON PROPERTY: Anderson Creek – native trout waters - +other streams MINERAL RIGHTS: Included

DESCRIPTION: 235+/- ACRES AMICALOLA WILDERNESS - The trout waters of Anderson Creek are the centerpiece of this property. Flowing straight out of the National Forest some half a mile or so of crystalline waters of the finest purity, cascading and tumbling through and along this tract. The property enjoys a wilderness setting in the Amicalola Mountain area of N GA and shares some mile-and-a-half boundary with the U.S. National Forest. "Terrain friendly" lands vary from high mountains and rolling ridgelines to gentle and flat along the Creek, you know you're in the mountains but the terrain is not intimidating. Access is via groomed gravel roadways and the area preceding the property is gated and further protected. The "remote" location of this property is relative, you're only an hour from the Atlanta Perimeter and half that from a major consumer area, the North Georgia Premium Outlets, and the historic town of Dahlonega. Rare indeed is a tract of this quality and uniqueness ever become available to the general public.

SETTING/LAND: The best of the N GA Mtns – Nat'l Forest, trout stream, seclusion and beauty unparalleled.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: None. POWER/TELEPHONE: Adjoin property.

STREET/ACCESS: Private access via excellent condition gravel roadways. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: Please contact Broker for viewing.

Vic Dover: 706-265-5855
Melissa Dover: 706-344-8850
www.vinsondoverrealty.com

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.

Complete info at

http://www.vinsondoverrealty.com/235_Acres_Amicalola_Wilderness.html