DOVER REALTY
SALES & INVESTMENTS - SINCE 1961

PUBLIC SQUARE
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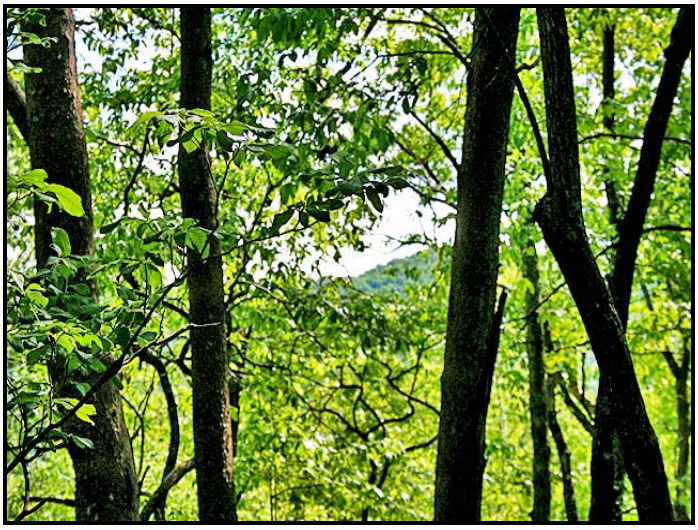
A Second-Generation Family Business



A View Of The Mountains Through The Trees

A Pretty Creek Through The Property.

PROPERTY INFORMATION SHEET

PRICE: ***$6,999 per acre*** *ACREAGE*: ***15.865 acres*** *COUNTY*: ***Dawson*** *AREA OF COUNTY*: ***Northern***

DISTRICT: ***5th*** *SECTION*: ***2nd*** *LANDLOT*: ***24***

TERMS: ***Cash (financing available)*** *TOPOGRAPHY*: ***From mountainous to gentle ridgeline and cove.***

STREAMS ON PROPERTY: ***Small Creek flows through the eastern portion.*** *MINERAL RIGHTS*: ***Included.***

DESCRIPTION: ***WOODLANDS AND VIEWS – Are to be had from this 15.86 acres located in the mountains of northern Dawson County. Paved Highway frontage makes for easy access and there's a nice gravel road almost all the way to the back of the property. Across the eastern portion runs a small but pretty creek through a tiny cove area of deep woodland ferns and wildflowers. At the back and western portion of the property extends a private and rounded ridgeline and excellent spot for camper, cabin, or home. Peering between the leaves you can see mountains both north and south, with a bit of trimming you'll be able to have a nice view year round. Located about equidistant between Ellijay, Dawsonville and Dahlonega; this is a nice bit of the Mountains at a very reasonable price. $6,999 per acre.***

SCHOOL-ELEM: *MIDDLE*: *HIGH*:

SETTING/LAND: ***A nice bit of the Mountains with good access and accessible mountain views.***

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

STREET/ACCESS: ***Gravel.*** *PLAT/SURVEY AVAILABLE*: ***Yes.***

DIRECTIONS: ***From the intersection of GA Hwy. 52 and GA Hwy. 183 (west of Amicalola Falls and north of Dawsonville), take GA Hwy. 52 west 4 miles to property on the left at Cristal Creek Road. Give us a call and we'd be glad to meet you and show the property lines and answer questions.***

Vic Dover: 706-265-5855

www.vinsondoverrealty.com

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Complete info at ***http://www.vinsondoverrealty.com***