



Fabulous Flowing Waters Of The Etowah River



Open Pastures Feature Rich Fescue

PROPERTY INFORMATION SHEET

PRICE: \$1,800,000 ACREAGE: 116+/- Acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 12th SECTION: 1 LANDLOT: 129, 130, 150-152 LOT:

TERMS: Cash TOPOGRAPHY: Rolling ridgelines to flat open valleys, to mountainous.

STREAMS ON PROPERTY: Etowah River and Nimblewill Creek. MINERAL RIGHTS: Included.

DESCRIPTION: **THROUGH MEADOWS AND MOUNTAINS** flow the river and creeks on this special property that encompasses all the goodness of North Georgia. There are fabulous flowing waters, miles of walking/riding trails, scenic timber, open meadows of rich fescue, a clear watered pond, beautiful mountain views, trout and fly fishing, abundant wildlife, privacy, and convenience. There is also a spacious custom designed and built brick residence and a workshop. Some 3000+/- feet of the Nimblewill flows through and the Etowah River borders alongside. It is rare that all of Nature's desirable amenities and beauty are available and accessible on one property and ready to enjoy!

SETTING/LAND: Rolling, open pasturelands, secluded river locations, mountainous.

BUILDINGS ON PROPERTY: Custom home and workshop. RESTRICTIONS: No. POWER/TELEPHONE: At property.

STREET/ACCESS: Paved County road frontage, private gated driveway. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take GA Highway 52 West 6+/- miles, turn right onto Jay Bridge Road, go 0.7 miles to property on the left. Gated, no sign, shown via appointment.

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