



*0 Johntown Road
Dawsonville, GA 30534*



A Very Pretty North GA Forestland Tract!

PROPERTY INFORMATION SHEET

PRICE: \$165,000 ACREAGE: 11.05+/- acres COUNTY: Dawson AREA OF COUNTY: North

DISTRICT: 5th SECTION: 2nd LANDLOT: 57 & 88

TERMS: Cash TOPOGRAPHY: Flat to rolling and a nice ridgeline, very usable.

STREAMS ON PROPERTY: Several small streams flow through the property.

DESCRIPTION: A COVE AT AMICALOLA – This very pretty eleven-acre forestland tract combines seclusion with flowing waters and National Forest boundary. There's plenty of good terrain, fine timber, and scenic surroundings. Two small creeks flow through the property and there's a great cabin site both in the flat cove and up on a ridgeline. Access is via good-condition gravel roadways. A choice and very appealing property in a quiet area of the North Georgia mountains.

SCHOOL-ELEM: Robinson MIDDLE: Dawson County HIGH: Dawson County

SETTING/LAND: Secluded and very pretty with good access in a mountain cove forestland setting.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: POWER/TELEPHONE: Nearby.

STREET/ACCESS: Groomed gravel roadways to the property. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Amicalola Falls State Park in northern Dawson County: Go West on Hwy 52 0.3 mile, turn right on Signboard Gap Road (across from Burt's Pumpkin Farm), go 1 mile, turn left onto Johntown Road, go 0.5 mile, turn right at 1st drive, stay left to Dover Realty sign.

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>