



**1.01 Acres, Swiftwaters Road  
Dahlonega GA 30533**

**Flat Terrain Across The Property**

**PROPERTY INFORMATION SHEET**

PRICE: \$42,500      ACREAGE: 1.01+/- Acres      COUNTY: Lumpkin      AREA OF COUNTY: Western  
DISTRICT: 12th      SECTION: 1st      LANDLOT: 294  
TERMS: Cash      TOPOGRAPHY: Mostly flat  
STREAMS ON PROPERTY: Etowah River frontage

DESCRIPTION: *ON THE ETOWAH RIVER is where you'll find this unrestricted 1.01+/- acre tract. This one is well suited as a recreational property, electricity runs overhead and the property is mostly flat with a highline along the river. There's enough tree canopy to offer some nice shade and a "shave and a haircut" will open up the terrain nicely beneath the canopy. A septic system is likely out of the question because of the amount of flood plain. The location is a bit off the beaten path and the road down prefers AWD vehicles but this tract is the least expensive parcel with river frontage anywhere around.*

SCHOOL-ELEM:      MIDDLE:      HIGH:

SETTING/LAND: Flat terrain in an unrestricted area on the Etowah River.

BUILDINGS ON PROPERTY: None      COVENANTS: No      POWER/TELEPHONE: Electricity at property

STREET/ACCESS: Gravel, then unimproved      PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: FROM DAHLONEGA: Take Hwy 9 S/52 W - in 3.6 miles take the 1st "exit" on the roundabout onto Hwy. 52 W and continue another 2.8 miles then turn Right onto Swiftwaters Road. Travel 0.9 miles into the woods and past an old green cattle gate to property on the right at a "For Sale" sign. Note: Swiftwaters starts out gravel then becomes unmaintained, AWD or SUV recommended..

**Vic Dover: 706-265-5855**  
[www.vinsondoverrealty.com](http://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>