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Little Amicalola Creek flowing through the property

LOCATION: Johntown Road
Dawsonville, GA

PROPERTY INFORMATION SHEET

ACREAGE: 11.04+/- Acres

PRICE: \$179,900

COUNTY: White

DISTRICT: 5th

LAND LOT: 57 & 58

AREA OF COUNTY: Northern

DESCRIPTION: LITTLE AMICALOLA CREEK HEADWATERS. This most scenic of properties in the North Georgia Mountain is an outstanding specimen of Georgia mountain property for sale. It is very secluded yet easily assessable, truly in the mountains but offers plenty of flat terrain, features not one but two creeks of the purest water, has critters for neighbors but also access to power and telephone, and borders lands of the Chattahoochee National Forest. Located near and very convenient to Amicalola Falls State Park and the beginning of the Appalachian Trail. Owners will finance with half or so down.

TERMS: Cash, Owner finance. PLAT/SURVEY AVAILABLE: Yes. BUILDINGS ON PROPERTY: No.

TOPOGRAPHY: From gentle to mountainous with plenty of flat terrain.

STREAMS ON PROPERTY: Little Amicalola Creek flows through property and another creek borders.

POWER/TELEPHONE: Underground, near property. MINERAL RIGHTS: Included.

STREET/ACCESS: Private gravel roadway. RESTRICTIONS: Minimal.

DIRECTIONS: From the entrance of Amicalola Falls State Park on GA Hwy. 52: go west 0.3 miles turn R onto Signboard Gap Road (across from Burt's Pumpkin Farm), go 1+/- mile turn L onto Johntown Road, go 0.5 miles turn R onto first gravel driveway, veer L at bottom of hill & go 400' to property at "For Sale" sign.

Vic Dover: 706-265-5855
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Scenic woodlands at the National Forest