

Beautiful Estate Acreage



\$ 885,714



Steele Bridge Road, Dawsonville, GA 30534

WEB: DawsonCountyAcreage.com

- » **MLS #:** CREXi;
- » Land
- » Offered as THREE INDIVIDUAL TRACTS: 38.66 acres, 15.0 acres, 15.0 acres, individually
- » ALSO OFFERED AT A \$1,000 DISCOUNT PER ACRE IF ALL THREE TRACTS ARE PURCHASED TOGETHER.
- » Wonderful, only very gently rolling terrain, with most of it 'feels' completely level
- » Paved road frontage on three sides, and additional roads through parcel (unpaved)
- » Quiet rural setting with views.

QR Code



David Stovall
Sr VP & Partner
(770) 595-0702 (Cell)
(770) 718-5111 (Office)
David@DavidStovall.net
<http://www.DavidStovall.net>



The Norton Agency
434 Green Street
Gainesville, GA 30501
(770) 718-5111

These beautiful tracts are offered individually, or at a discount if all three parcels are sold together. Low density area of Dawson County, near the Amicalola River and "Devil's Elbow".

As an 'added bonus' feature, this tract of land is almost completely surrounded by a Wildlife Management Area! See map link on website for location and WMA boundaries.

See website documents tab for plat(s) of the three individual adjoining parcels, and separate document containing contours for the property. One will see from the contours page that the property is very gently rolling and mostly 'feels' level.

Paved county road on three sides, with additional ingress and egress roads.

Sale will contain deed restrictions, prohibiting such things as future subdivisions of the parcels, conservation use, etc. These

Ga. Lic. # 346790, NC Lic. # 272950. ©Properties Online, Inc. The above information including square footage is based on data received from the seller and/or from public sources. This information is deemed reliable but has not been independently verified and cannot be guaranteed. Prospective buyers are advised to verify information to their own satisfaction prior to purchase. Equal Housing Opportunity. Any Tradenames and Trademarks referred to within are the property of their respective trademark holders.

