Under-contract

ETOWAH RIVER HOMEPLACE

Dawson County | $1,904,000 | 112 acres



Property Details

Etowah River Plantation: Tract A

Discover a rare opportunity to own an exceptional recreational and investment property along the iconic Etowah River in Dawson County, Georgia. Properties of this size, diversity, and natural beauty are rarely available in the Georgia Mountain region. Etowah River Homeplace is a special offering nestled in the scenic foothills of North Georgia.

Water features continue to gain value in today's land market, and this property showcases some of the most impressive found in the region. Towering bluffs rise dramatically along more than three quarters of a mile of Etowah River frontage, creating breathtaking scenery and numerous prime homesites. Several pristine riverbank locations provide ideal settings for cabins, lodges, or private riverfront estates.

Fishing along this stretch of the Etowah River is outstanding, offering opportunities to catch bass, trout, bream, catfish, and other species in its clear, flowing waters.

Wildlife is abundant throughout the property, which has been thoughtfully managed for serious outdoor enthusiasts. The land offers excellent whitetail deer, turkey, and upland bird hunting, supported by an established 7-acre ag field, mast-producing hardwoods, and a well-maintained internal road system.

The timber diversity is exceptional, with old-growth hardwoods dominating much of the landscape and elevated ridges offering long-range mountain views and quality wildlife habitat. Mature upland pine stands along portions of the road frontage contribute both visual appeal and significant timber value.

Power is available along the entire length of the county-maintained road frontage.

Blending river frontage, abundant wildlife, timber value, scenic beauty, and investment potential, this North Georgia legacy property is ready for its next

Address
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Dawson County

steward.

Property Photos







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