For-sale

ETOWAH RIVER PLANTATION

Dawson County | $3,797,500 | 245 acres

Property Details

Discover a rare opportunity to own an exceptional recreational and investment property along the iconic Etowah River in Dawson County, GA. Properties of this size, diversity, and natural beauty are seldom available in the Georgia Mountain region. Etowah River Plantation is truly a one-of-a-kind property nestled in the scenic foothills of North Georgia.

Address
Hubbardsville Circle
Dawsonville, Georgia 30534
Dawson County

Water features are increasingly valuable in today's land market, and this property offers some of the most remarkable I have encountered. Towering bluffs rise dramatically along the Etowah River as it winds through the property for over 1.5 miles, creating breathtaking scenery and numerous prime home sites overlooking the water. Several pristine locations along the riverbanks offer the perfect setting for cabins, lodges, or private riverfront estates.

Fishing along this stretch of the Etowah is exceptional, with anglers enjoying opportunities to catch bass, trout, bream, catfish, and more in its clear, flowing waters.

In addition to the extensive river frontage, Yellow Creek forms the western boundary for just over half a mile. This large, year-round creek feeds directly into the Etowah River, enhancing the property's water resources and recreational appeal.

Wildlife is abundant throughout the property. The land is thoughtfully managed for serious outdoor enthusiasts, offering outstanding whitetail deer, turkey, and bird hunting. Established food plots, mast-producing hardwoods, and a well-maintained internal road system create ideal habitat and easy access throughout the tract. Two planted corn fields totaling over 20 acres sit along the riverbank, providing both agricultural use and wildlife attraction.

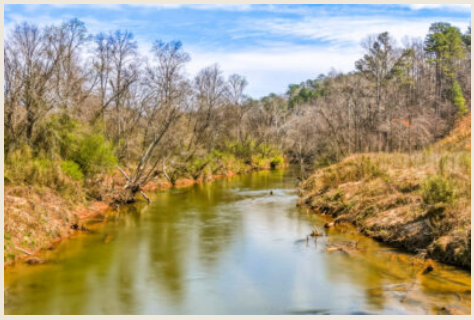
The timber diversity on this property is extraordinary. Breathtaking old-growth hardwoods dominate much of the landscape, while several elevated ridges provide long-range mountain views and excellent wildlife habitat. Mature upland

pine stands line portions of the road frontage, adding both aesthetic appeal and significant timber value.

Power is readily available along the entire length of the county-maintained road frontage, making future construction or development simple and convenient. It is uncommon to find a property in this region with this combination of extensive road frontage, just under one mile and over a mile and a half of river frontage, further enhancing its long-term value and potential.

A rare blend of river frontage, wildlife habitat, timber value, scenic beauty, and investment potential, Etowah River Plantation stands as a true North Georgia legacy property—ready for its next steward.

Property Photos



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