

For-sale

ETOWAH RIVER & YELLOW CREEK FARM

Dawson County | \$2,125,000 | 125 acres



Property Details

Etowah River Plantation: Tract B

Discover a rare opportunity to own an exceptional farm along the iconic Etowah River & Yellow Creek in Dawson County, Georgia. Properties of this size, diversity, and natural beauty are rarely available in the Georgia Mountain region. This farm is one-of-a-kind.

Address

Hubbardsville Circle

Dawsonville, Georgia 30534

Dawson County

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 roughly 1 mile of Etowah River frontage, as well as three-quarters of a mile along Yellow Creek creating breathtaking scenery and numerous prime homesites overlooking the water. Several pristine riverbank locations provide ideal settings for cabins, lodges, or private riverfront estates.

Fishing along this stretch of the Etowah River is outstanding, with opportunities to catch bass, trout, bream, catfish, and other species in its clear, flowing waters. The Yellow Creek frontage allows for fun days swimming and cooling off.

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 established food plots, mast-producing hardwoods, and a well-maintained internal road system. A large planted corn field totaling more than 20 acres lies along the riverbank, providing both agricultural use and strong wildlife attraction.

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, making future construction or development convenient. It is uncommon

half mile of public access, and a mile of river frontage, adding to its long-term value and versatility.

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

Property Photos



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