

**\$475,000**



A VERY ATTRACTIVE 20.3+/- ACRES in central Dawson County and with all the best circumstances. It's located just off the end of a quiet paved County road in an appealing area where total privacy accrues as you drive into the property along a ridgeline of fine hardwood timber. Neighbors are few and silence is plentiful, but it offers convenient access back to the heart of the Dawson County commercial district and Highway 400 with all its shopping, dining and entertainment. Vandiver Lake fronts along a section of the property, gosh it's pretty along there and the lake extends across a sizeable expanse, hike down to go splash and fish! And there's plenty of great building area, a prime spot is out towards the point of the ridgeline where a long-range view opens up a window to the southeast and is well away from other habitation. This one is ideal for a private residence with buffer space from neighbors or would serve well as a location for a second home.

- 20.3 Acres
- Fronts Vandiver Lake
- Private & Scenic
- Located in Central Dawson County
- Easy Access to Dawsonville & Highway 400
- Perfect For Private Residence, Second Home, Family Estate or Recreational Property
- Hike, Fish, Swim, Kayak or Just Relax With Water & Mountain Views



**0 MYRTLE DRIVE  
DAWSONVILLE, GA 30534**



Access additional information using our QR Code to view dedicated link.

**DIRECTIONS:** From Dawsonville: Take Highway 9 South 2.7 miles, turn left onto Jenkins Road, go 0.6miles, turn left onto Myrtle Drive, go 0.3 miles to the end of the road at the property.  
Give us a call and we'd be glad to meet you there and show the property lines. Thanks!

Please call to arrange a private viewing:

**Vic Dover 706-265-5855  
Melissa Dover 706-344-8850**

**[www.vinsondoverrealty.com](http://www.vinsondoverrealty.com)**