

# For Sale

## 78.54 ACRES

Parcel ID: 023-104 - Dawson County, Georgia  
Steve Tate Highway - Marble Hill, Georgia 30148



**Brian Patton, CCIM**  
BPC Real Estate  
COMMERCIAL AND LAND  
(770) 634-4848





4,437.58 Feet

PROPERTY OF SOUTHFUND PARTNERS I

023 104

4,831.28 Feet

Stevens Hwy 860.14 Feet

Stevens Hwy 758.74 Feet

023 272

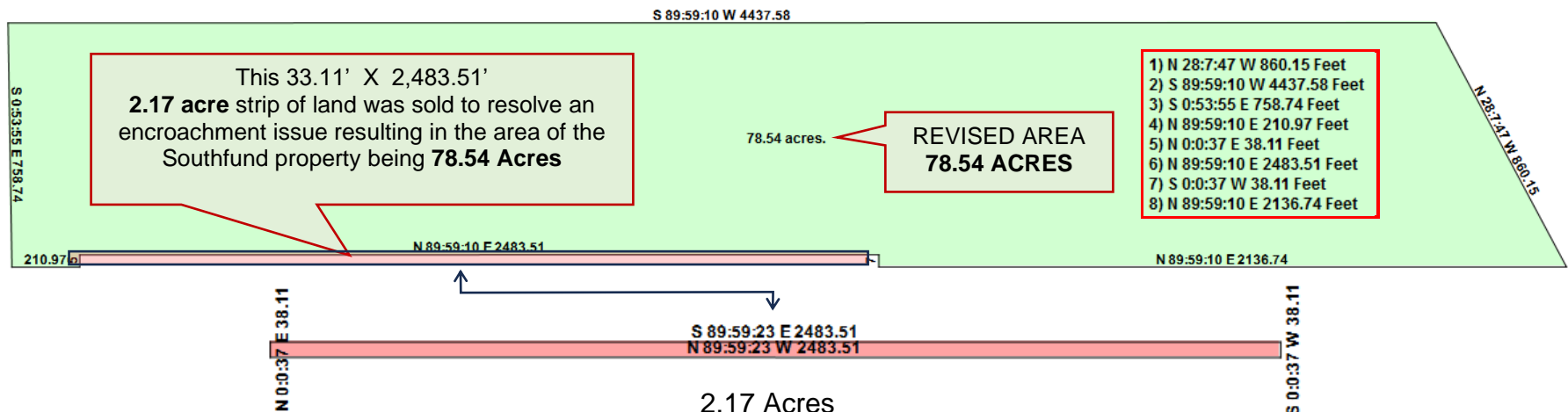
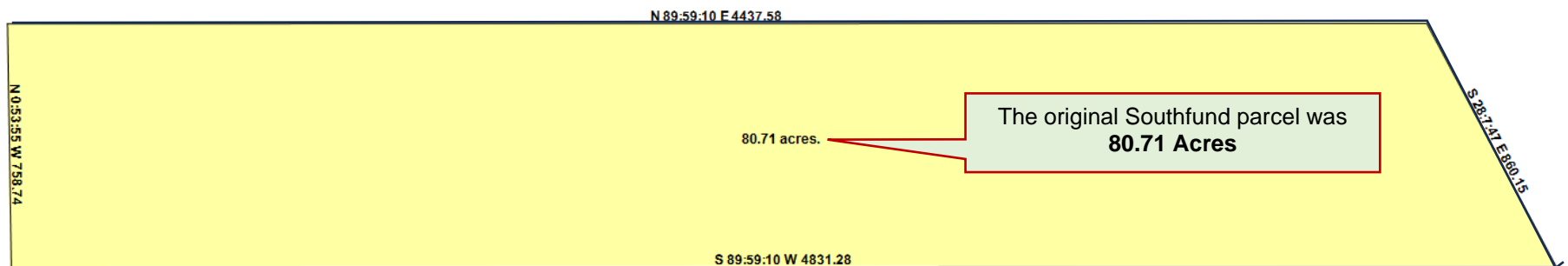
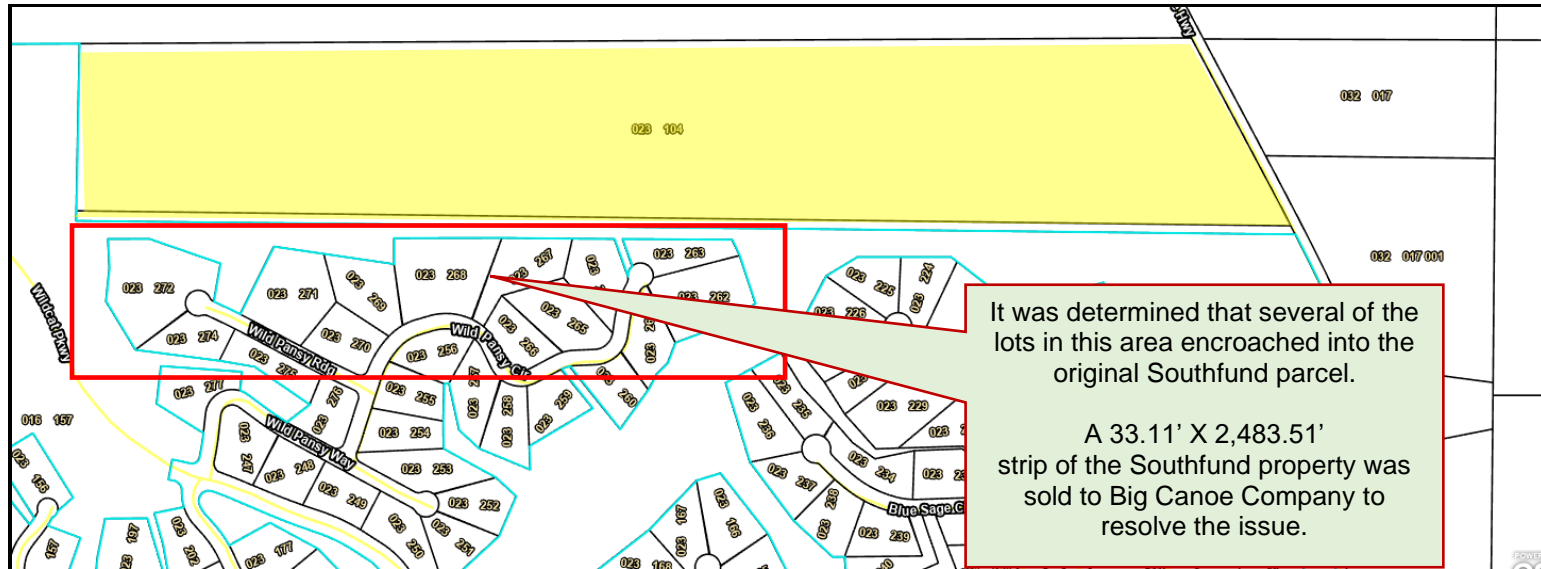
023 268

023 262

**THE DAWSON COUNTY GRAPHIC SKETCH ABOVE IS NOT CORRECT.**

An aerial photograph of a rural area with various land parcels. A red arrow points from the top left towards a horizontal cyan line that spans across the middle of the image. Below this line, several land parcels are outlined in black and labeled with numbers: 023 272, 023 271, 023 269, 023 268, 023 267, 023 264, 023 263, 023 262, 023 225, 023 224, 023 226, and 023 223. A road labeled 'Wildcat' is visible in the bottom left corner. In the top right corner, a road is labeled 'Elgin Hwy'. Other parcel numbers visible include 023 104, 032 017, and 032.

# CORRECT PROPERTY MEASUREMENTS





## PROPERTY OVERVIEW

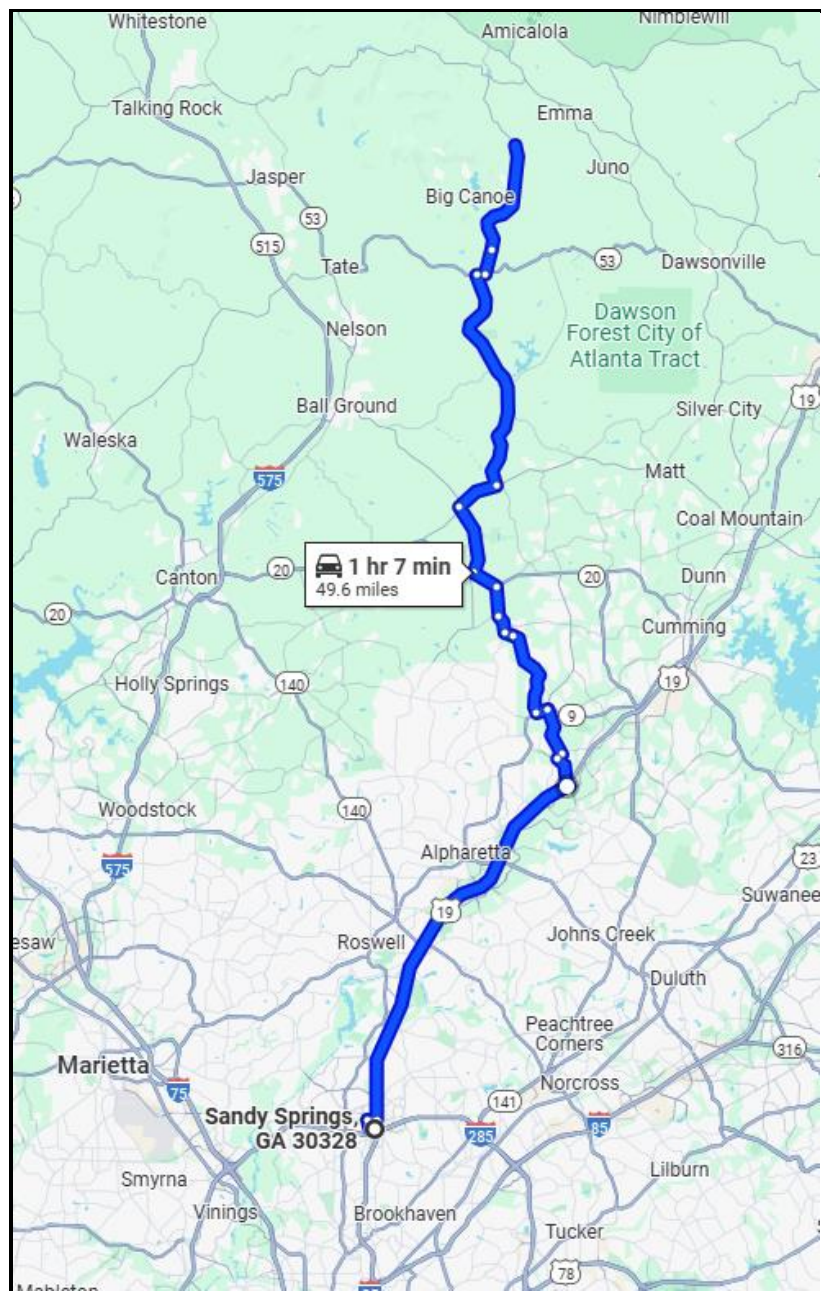
<b>ADDRESS</b>	<b>Steve Tate Highway</b> The subject 78.54 acres is directly across the highway from 5930 Steve Tate Highway. <i>SET YOUR GPS TO THIS ADDRESS</i>	<b>LOCATION</b>	Land Lots 271 and 272, 5 <sup>th</sup> District, 2 <sup>nd</sup> Section, Dawson County, Georgia.
<b>OWNER</b>	<b>Southfund Partners I</b>	<b>BEST USE</b>	Residential/Recreational Community
<b>LAND AREA</b>	<b>78.54 Acres</b>	<b>UTILITIES</b>	Electricity
<b>IMPROVEMENTS</b>	None	<b>PROPERTY TAXES</b>	\$1,426.59 (2024)
<b>ROAD FRONTAGE</b>	860.15 Feet	<b>OWNER TO THE NORTH</b>	State of Georgia
<b>SHAPE</b>	Rectangular	<b>OWNER TO THE SOUTH</b>	1,000 Acres Developed by Big Canoe
<b>AVERAGE WIDTH</b>	758 Feet	<b>HUNTING OPPORTUNITIES</b>	Numerous Deer Observed on Site
<b>AVERAGE DEPTH</b>	4,403 Feet		



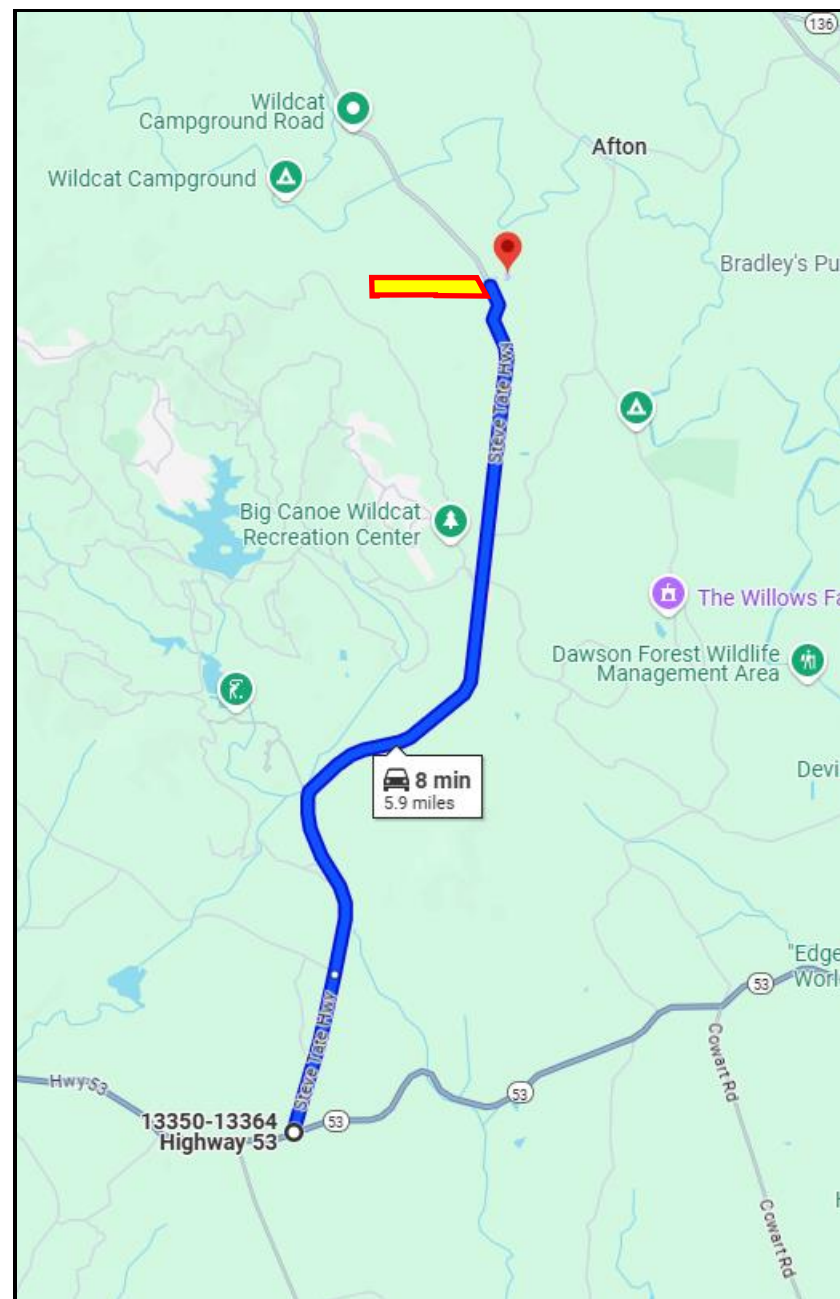
**GATED ACCESS ROAD OFF STEVE TATE HIGHWAY**



## ACCESS FROM ATLANTA



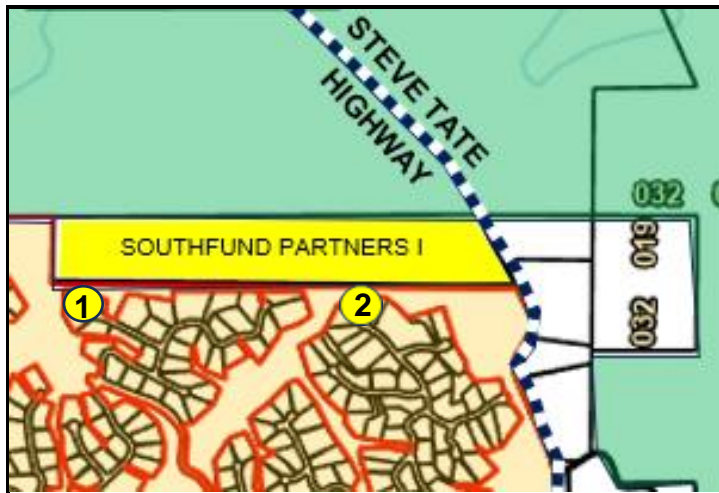
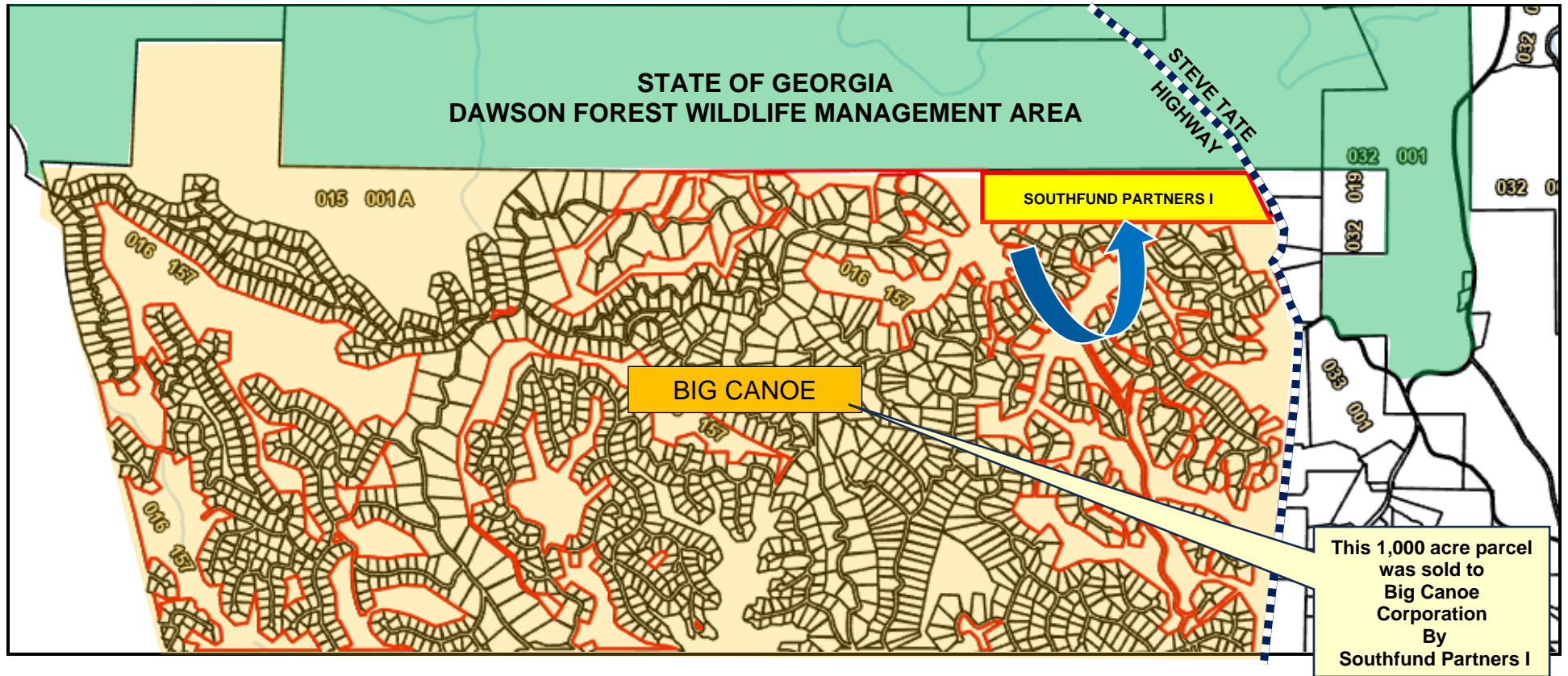
**GEORGIA 400 AT I-285 TO SUBJECT = 49.6 MILES**



**STEVE TATE HWY AT HWY 53 TO SUBJECT = 5.9 MILES**



# ADJACENT PROPERTY OWNERSHIP



**136 Wild Pansy Ridge**  
 4,011 SF - 2.82 Acres  
 Land Cost (2008) = \$360,000  
 County Market Value (2024) = \$1,192,600

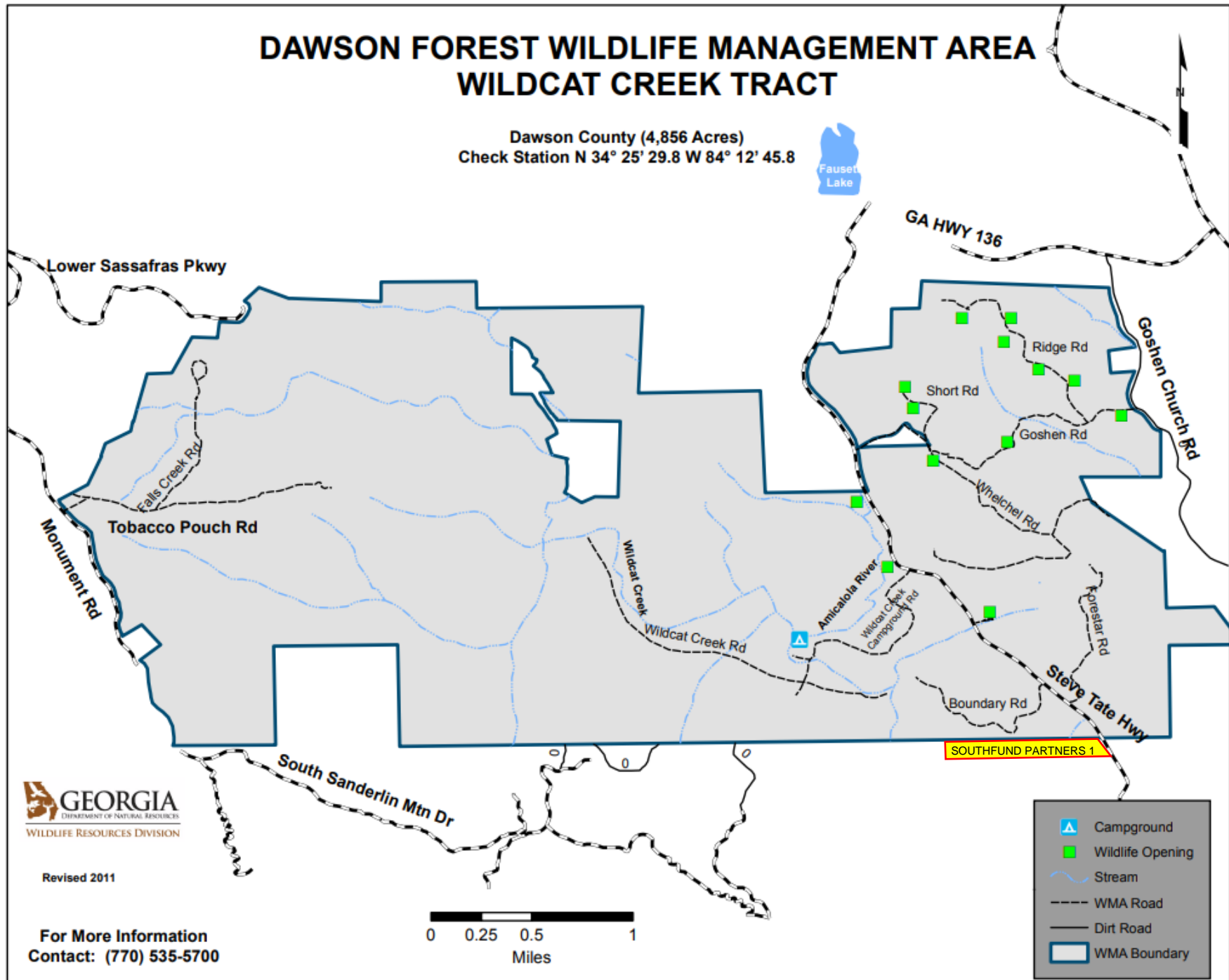


**222 Blue Sage Drive**  
 3,912 SF - 1.01 Acres  
 Land Cost (2006) = \$189,900  
 County Market Value (2024) = \$1,453,400

## AREA RECREATION

### DAWSON FOREST WILDLIFE MANAGEMENT AREA WILDCAT CREEK TRACT

Dawson County (4,856 Acres)  
Check Station N 34° 25' 29.8 W 84° 12' 45.8



**GEORGIA**  
DEPARTMENT OF NATURAL RESOURCES  
WILDLIFE RESOURCES DIVISION

Revised 2011

For More Information  
Contact: (770) 535-5700

0 0.25 0.5 1  
Miles

- Campground
- Wildlife Opening
- Stream
- WMA Road
- Dirt Road
- WMA Boundary



## DAWSON FOREST WILDLIFE MANAGEMENT AREA



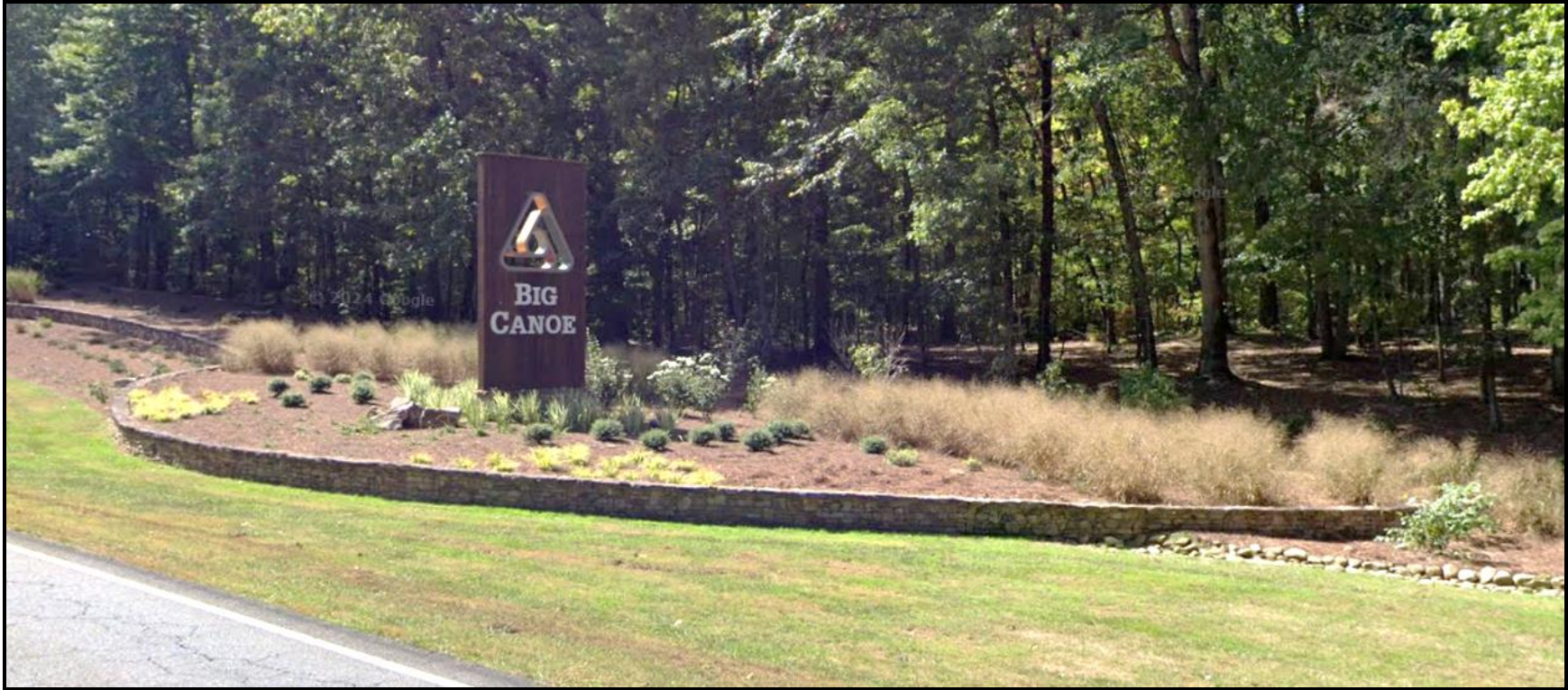
Dawson Forest Wildlife Management Area is comprised of more than 25,000 acres of diverse terrain, ranging from foothills and mountain valleys to high country ridges and river gorges. Two rivers and several major streams meander through the WMA, adding another scenic element to a trail system rich with flora, fauna and unique topography.

There are five sections (tracts) of the WMA, including Wildcat Creek, Goethe, Burnt Mountain, Amicalola, and City of Atlanta. The DNR Wildlife Resources Division owns 15,000 acres of the forest, with the City of Atlanta owning the lower 10,000 acres.

Access includes several miles of improved road, marked improved trails, unnamed backcountry trails and old single-track roadbeds available for public use. Hikers, bikers and equestrian visitors use the system along with hunters, anglers and other outdoor enthusiasts with minimal conflict. The forest also offers hunting, fishing and trail access opportunities for handicap users of the property year-round.



# BIG CANOE



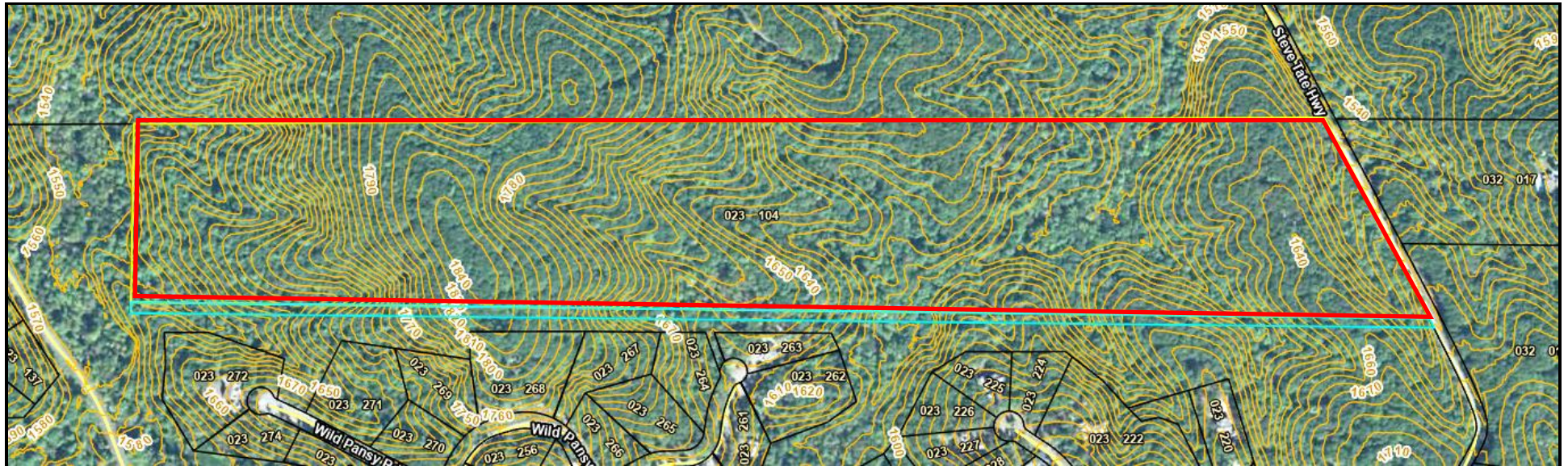
Once referred to as “The Enchanted Land” by indigenous people, Big Canoe in North Georgia is a gorgeous mountain retreat for families and friends in the foothills of the majestic Blue Ridge Mountains.

Just an hour north of Atlanta, in both Dawson and Pickens Counties, Big Canoe is a private gated community with 8,000 acres of sprawling land, flowing streams, sparkling lakes, and fun amenities — including trails, tennis courts, golf, swimming pools, games, spa extras, restaurants, a multimillion-dollar clubhouse, and a marina!

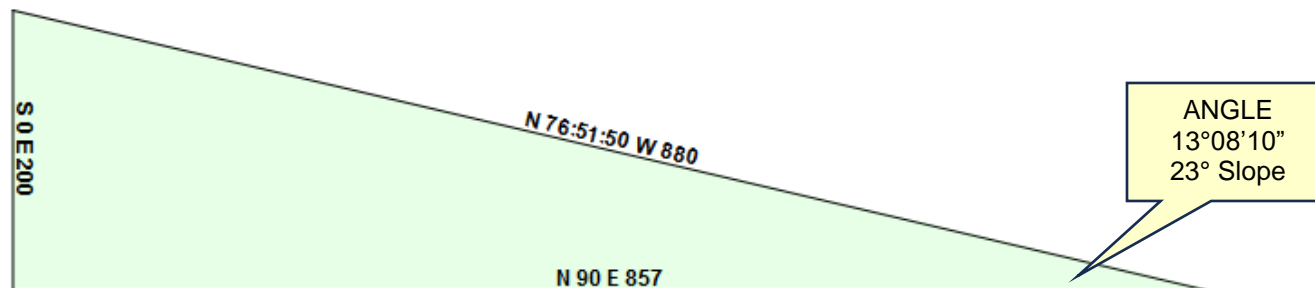
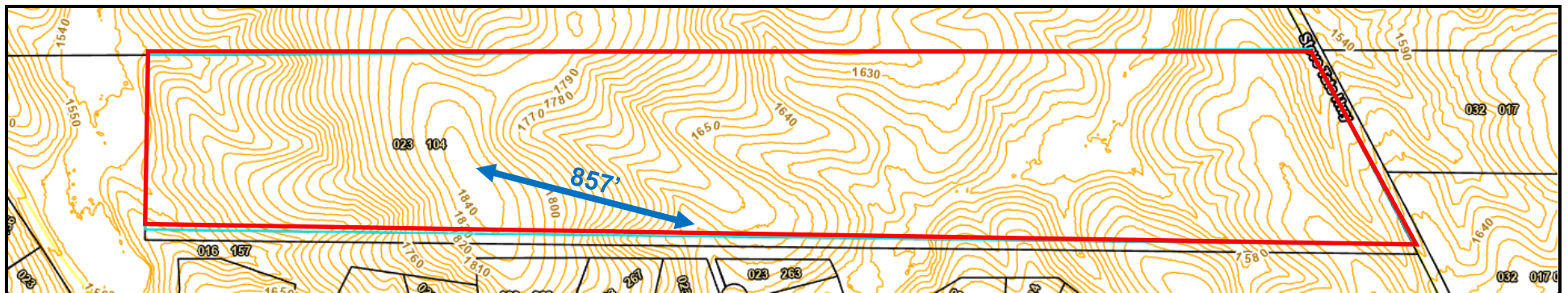
Vibrant spring blooms, sweet summer days, colorful fall leaves, and cozy winter nights welcome guests for wonderful mountain getaways year-round. Along with things to do within the community, you can visit the Chattahoochee National Forest, Amicalola Falls State Park, seasonal events, farmers’ markets, shopping boutiques, Appalachian wineries, historic museums, and local towns — including Jasper, Marble Hill, Dawsonville, Ellijay, Blue Ridge, Dahlonega, and Helen.



## TOPOGRAPHY



10' CONTOUR INTERVAL





# PROPERTY TAXES 2024

## Taxes

[Overview & Pay](#)[View & Print Bill](#)[eAlerts](#)

### Owner Information

SOUTHFUND PARTNERS I  
270 CARPENTER DR  
SUITE 520  
ATLANTA, GA 30328

### Payment Information

Status ✖ Unpaid  
Last Payment Date  
Amount Paid \$0.00

### Property Information

Parcel Number 023 104  
District 1 DAWSON COUNTY  
UNINCORPORATED  
Acres 78  
Description LL 271 272 LD 5-2  
Property Address 54 BLAZINGSTAR TRAIL  
Assessed Value \$87,720  
Appraised Value \$219,300

### Bill Information

Record Type Property  
Tax Year 2024  
Bill Number 14945  
Account Number 33420  
Due Date 12/01/2024

### Taxes

Base Taxes \$1,426.59  
Penalty \$0.00  
Interest \$0.00  
**Total Due \$1,426.59**

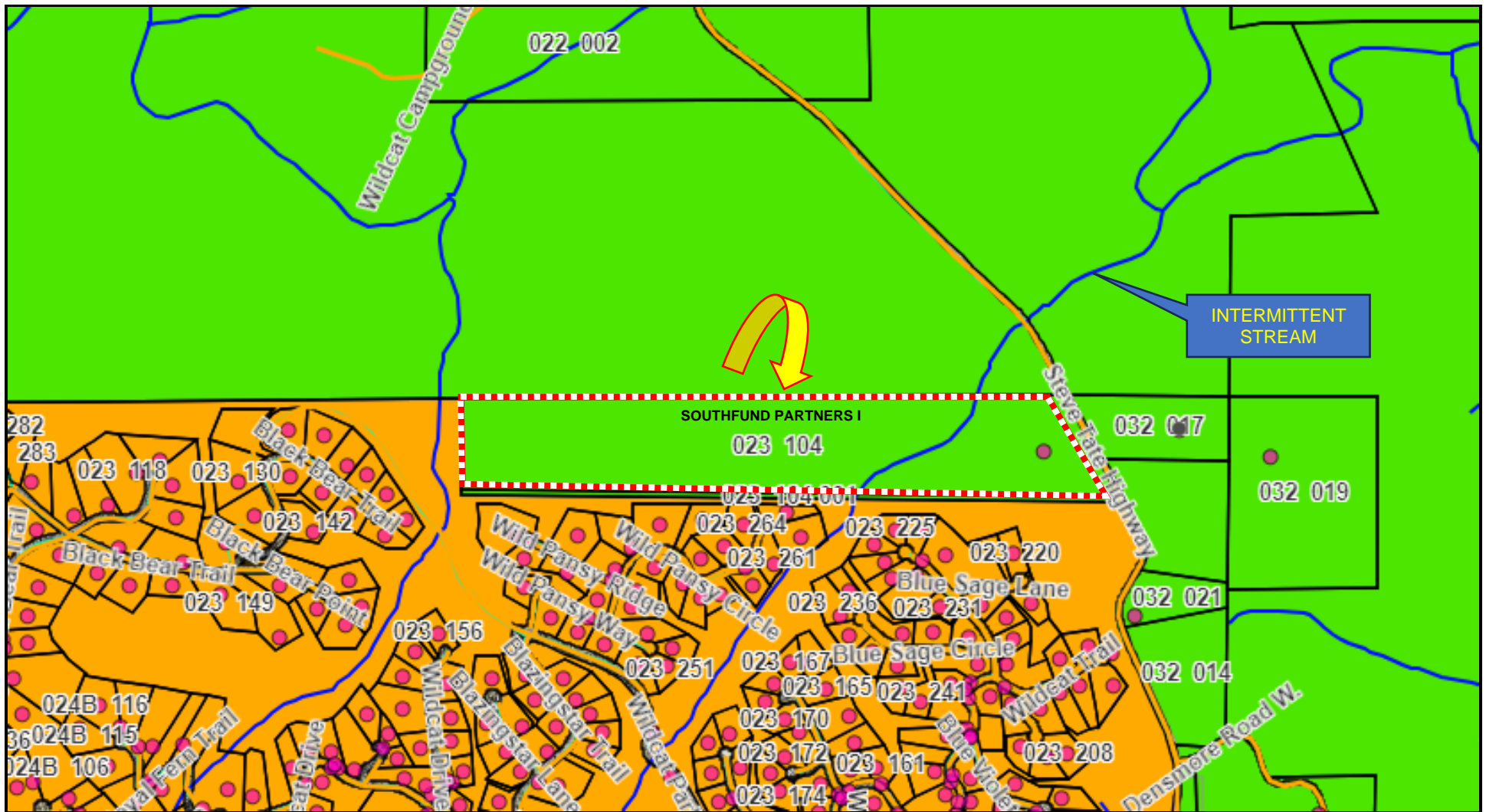
This is not the correct address of  
the subject 78.54 Acres.  
This address could not be located.

### Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	219,300	87,720	0	87,720	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	219,300	87,720	0	87,720	9.433	\$827.46	\$0.00	\$479.21
SALES TAX ROLLBACK	0	0	0	87,720	-3.97	\$0.00	-\$348.25	\$0.00
SCHOOL M&O	219,300	87,720	0	87,720	10.8	\$947.38	\$0.00	\$947.38
Totals					16.263	\$1,774.84	-\$348.25	\$1,426.59



# ZONING



## RA ZONING

In Dawson County, Georgia, RA zoning stands for Rural Agriculture zoning. It's a zoning district for areas that are suitable for: Low-density single-family housing, Secondary residential units, and Agricultural and accessory uses.

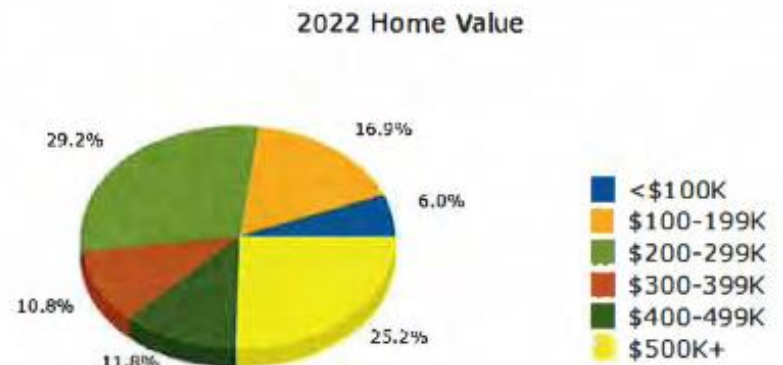
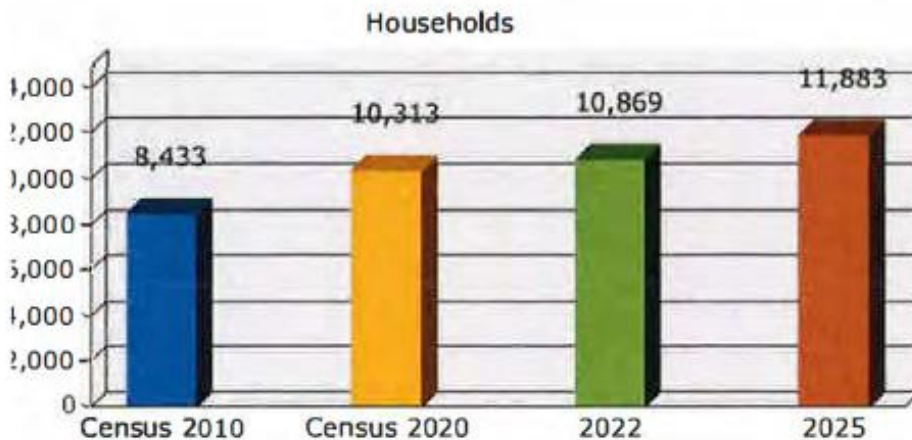
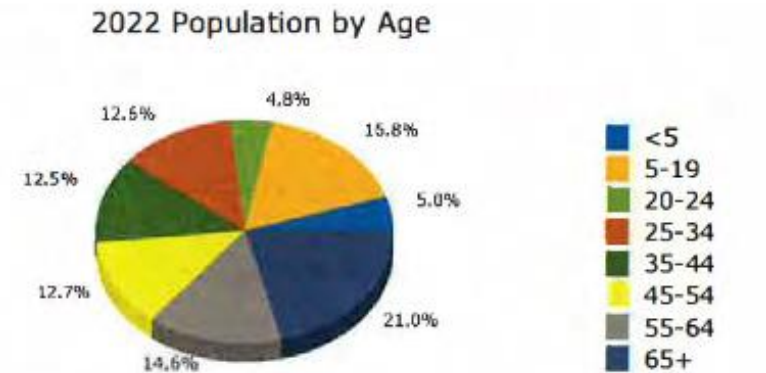
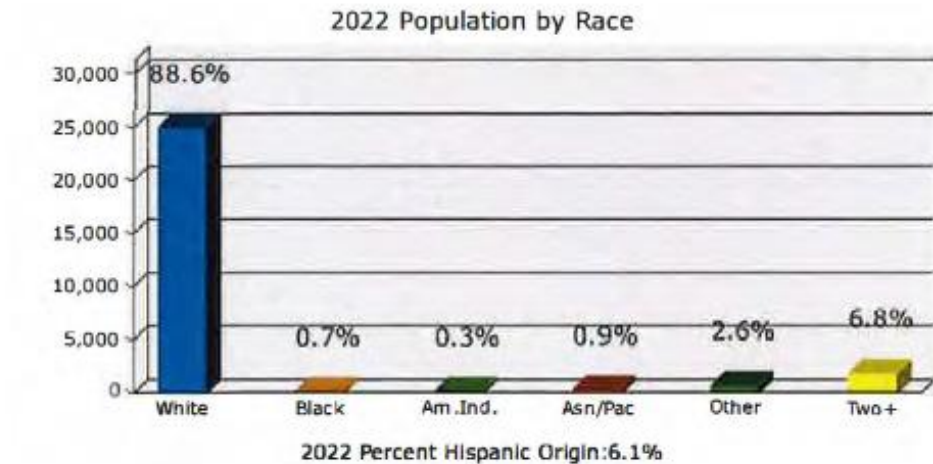
### Some restrictions in the R-A zoning district include:

- Only one accessory building per parcel is permitted
- The lot size must be at least five acres
- The building size is limited to 0.6% of the parcel or 2,500 square feet, whichever is less
- The building height cannot exceed 30 feet from grade

# DEMOGRAPHICS

## GRAPHIC PROFILE

Figure 2-1. Dawson County Graphic Profile



ONLINE DAWSON COUNTY DEMOGRAPHICS

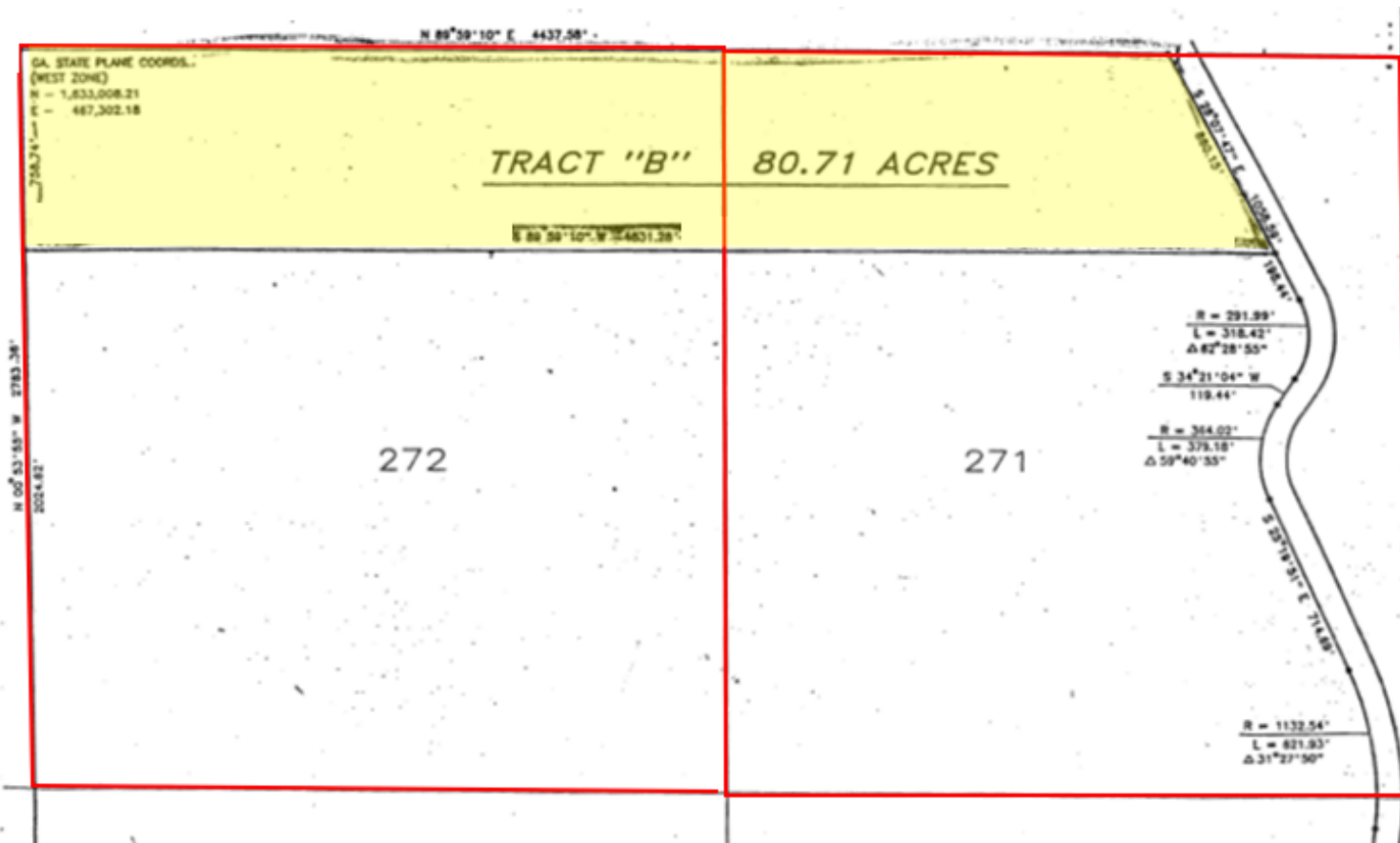
[https://www.dawsoncountyga.gov/sites/default/files/fileattachments/planning/page/1873/dawson\\_co\\_comprehensiveplan\\_2023.pdf](https://www.dawsoncountyga.gov/sites/default/files/fileattachments/planning/page/1873/dawson_co_comprehensiveplan_2023.pdf)

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Brian Patton – BPC Real Estate – (770) 634-4848 – [www.bpcrealestate.com](http://www.bpcrealestate.com) – Email: [bp@brianpattoncommercial.com](mailto:bp@brianpattoncommercial.com)



# ORIGINAL SURVEY SHOWING LAND LOTS



# LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 271 and 272, of the 5<sup>th</sup> District, 2<sup>nd</sup> Section of Dawson County, Georgia, and being more particularly described as follows:

Commencing at an iron pin lying at the intersection of the northerly line of said Land Lot 271 with the southwesterly line of the 100-foot right-of-way of Steve Tate Highway; said iron pin being the POINT OF BEGINNING. From the said point of beginning, thence run in a southerly direction along the westerly line of the aforesaid right-of-way of Steve Tate Highway, South 28 degrees 07 minutes 47 seconds East a distance of 860.15 feet to a point; thence leaving the right-of-way of Steve Tate Highway, and running South 89 degrees 59 minutes 10 seconds West a distance of 2,136.74 feet to a #5 rebar; thence running North 00 degrees 00 minutes 37 seconds East a distance of 38.11 feet to a #5 rebar; thence running South 89 degrees 59 minutes 10 seconds West a distance of 2,483.51 feet to a #5 rebar; thence running South 00 degrees 00 minutes 37 seconds West a distance of 38.11 feet to a #5 rebar; thence running South 89 degrees 59 minutes 10 seconds West a distance of 210.97 feet to a point on the westerly boundary line of Land Lot 272; thence running along the westerly boundary line of Land Lot 272, North 00 degrees 53 minutes 55 seconds West a distance of 758.74 feet to the northwesterly corner of Land Lot 272; thence running North 89 degrees 59 minutes 10 seconds East, along the northerly lines of Land Lots 272 and 271, a distance of 4,437.58 feet to an iron pin lying at the intersection of the northerly line of land lot 271 with the southwesterly line of the 100-foot right-of-way of Steve Tate Highway, and the POINT OF BEGINNING.

