



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

19.5± ACRES
WHITFIELD COUNTY, GA
\$225,000



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE WHITFIELD 19.5

PROPERTY PROFILE

LOCATION:

- 3751 Old Dixie Hwy
Dalton, GA 30721
- Whitfield County
- 7.2± Miles from Dalton
- 13.7± Miles from Calhoun
- 22.8± Miles from Ringgold
- 82.5± Miles from Atlanta
- 40± Miles from Chattanooga, TN

COORDINATES:

- 34.67843, -84.9614

PROPERTY USE:

- Investment
- Hunting
- Recreational
- Commercial Potential

PROPERTY INFORMATION:

- 19.5± Acres
- Swamp Creek
- Flat Topography
- Paved Road Frontage
- Mobile Home Currently Rented
- Ample Wildlife

TAX INFORMATION:

- Parcel ID# 13-098-04-000
- \$376.15



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JUSTIN HASTY, ALC

LAND SPECIALIST

C: 706-671-4554

O: 478-382-2880

justin@smalltownproperties.com

P.O. Box 340 - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WHITFIELD 19.5

WELCOME TO THE WHITFIELD 19.5 OFFERING RECREATIONAL, HUNTING, AND INVESTMENT OPPORTUNITIES. This is a 19.5± acre urban hunting paradise in southern Whitfield County, GA, with many deer and other wildlife passing through. Be sure to see the wildlife photos! Swamp Creek runs the back of the property. Nestled in the heart of the industrial area of Dalton, only minutes from I-75, this tract offers a flat topography and could be rezoned as commercial. With road frontage on Old Dixie Highway, this would make an excellent commercial lot. Currently, a mobile home is on site being rented. This property is in the floodplain but has many options.

Please call **Justin Hasty** today for your private showing of the Whitfield 19.5.



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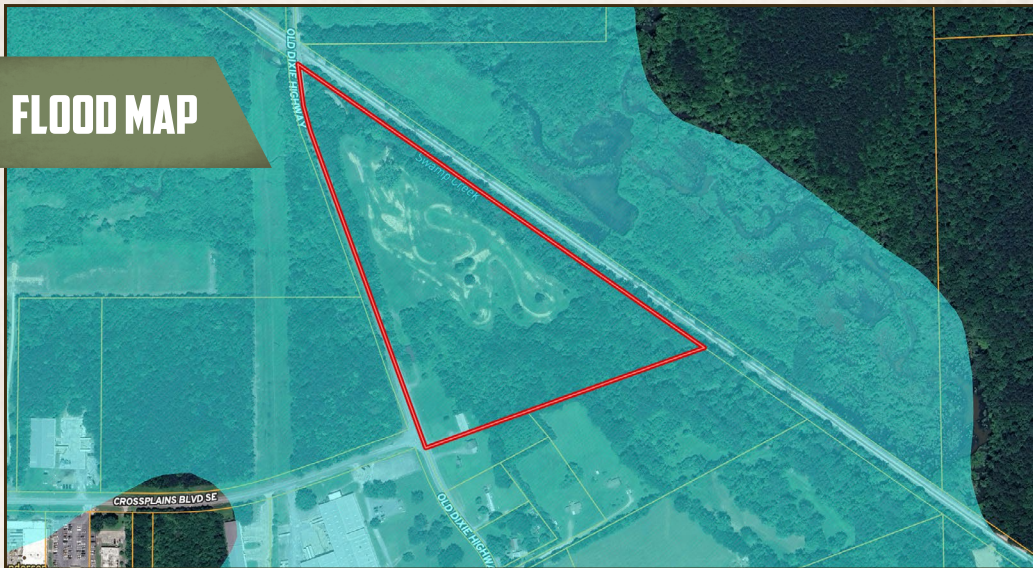


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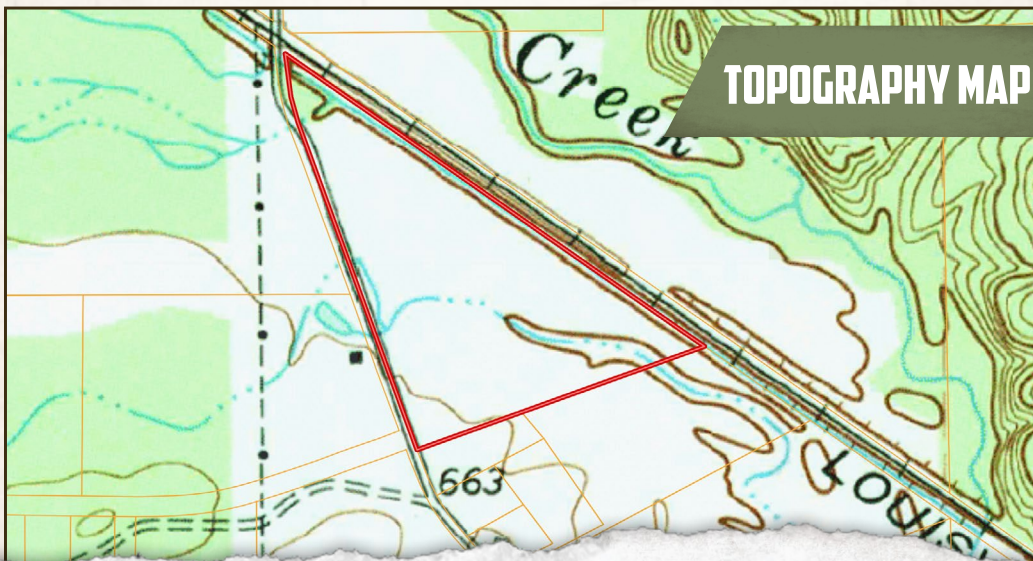
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FLOOD MAP



TOPOGRAPHY MAP



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land id. LINK



Directions From the Dalton Post Office: Travel south toward South Thornton Avenue. Continue on South Dixie Road. Turn left onto Cross Plains Blvd and the property is straight ahead, across the road from the stop sign.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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