

WELCOME TO TOWNS COUNTY

Quit wishin' — and start following your dreams for mountain living!

MOUNTAIN LIVING IS ON THE "BUCKET LIST" for many people. They dream of leaving the noise and congestion behind for a simpler life where the pace is slower and the folks are friendlier. A vacation or visit to the North Georgia mountains usually seals the deal. Just one look at our stunning mountains and lakes, and they're ready to move. Yet, it can be a daunting decision to pull those dreams out of the bucket — and into reality. *"Where will we live?" "What'll we do for*

entertainment?" "What if I need a doctor?" It's a big change, to be sure — but one that many happy Towns County residents have made before. These mountain dreamers followed their hearts and discovered the perfect "not-too little" and "not-too-big" place to call home. After all, what's not to like? The weather is fantastic (not too hot, not too cold). There's always something to do (indoors or out). And it's just hard to beat the small-town friendliness (warning, you *will* see someone you know at the grocery

store!). With a thriving college community at the heart of it all, Towns County is also alive with cultural opportunities. There are nice restaurants and live music venues for a great night out. But there are also plenty of magical sunsets and starry nights for enjoying at home (for the record, a hot tub is required equipment for any true mountain home). In the pages that follow, we hope you will find everything you need to follow your dreams for mountain living! 🍁



More to Explore at the Top!
Visit Hiawassee ... Georgia's Mountain Jewel

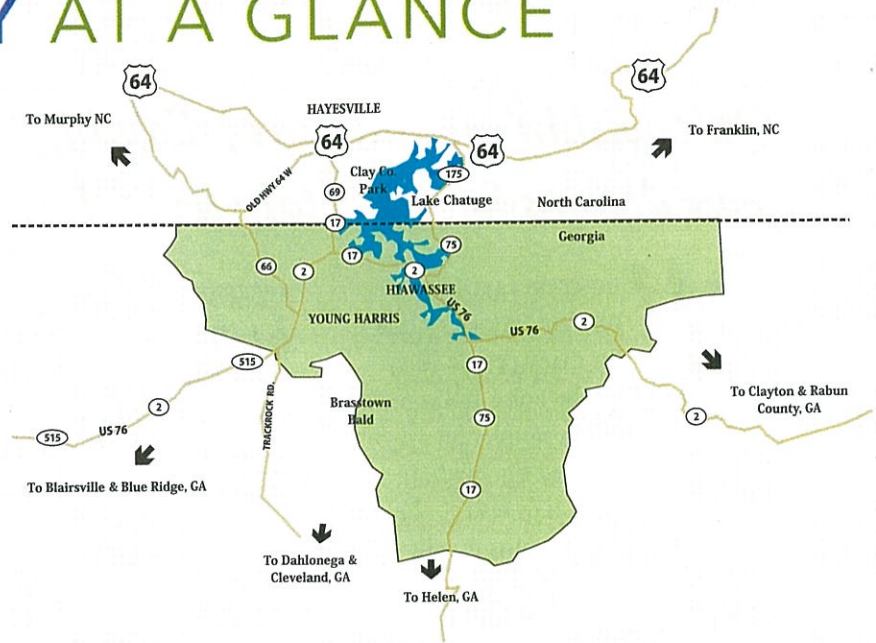
Hiawassee & Young Harris
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TOWNS COUNTY AT A GLANCE

Tucked away in a quiet corner at the very top of Georgia, Towns County captivates visitors with its quiet charm and genuine Southern hospitality.



TOWNS COUNTY — KNOWN AS “THE TOP OF GEORGIA” — borders North Carolina in the beautiful Northeast Georgia mountains. Much of the county lies in protected state and federal forest-land. From waterfalls and rushing creeks to the deep blue waters of Lake Chatuge, water is everywhere! In fact, one of the things that makes Hiawassee so different from other towns in the area is that Lake

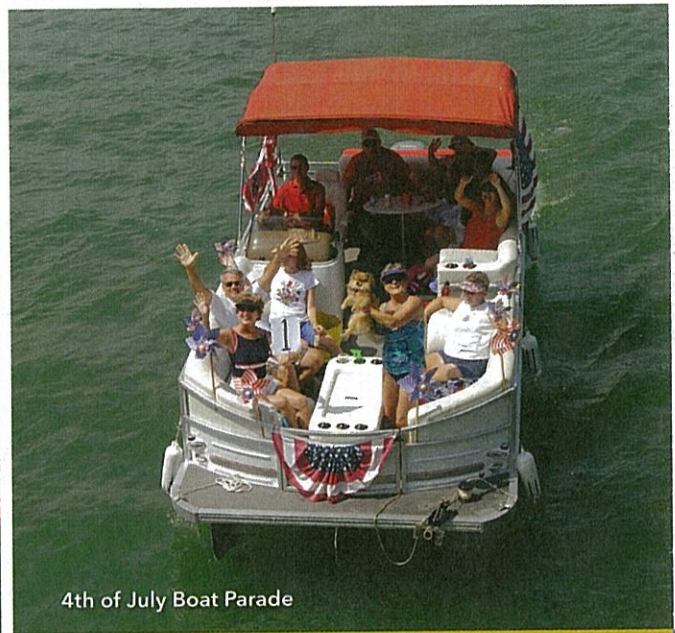
Chatuge can be experienced from so many places within the county. The lake is in dazzling view as you travel the county’s main roadway (Hwy. 76) — and its many coves weave in and out of the town of Hiawassee.

Towns County was created in 1856 and named for George Towns — the governor of Georgia from 1847 to 1851; it was originally inhabited by Cherokee Indians. The first white settlers, attracted by the promise of

free land, arrived after the Indian cessions of 1818 and 1819. The county seat, Hiawassee was incorporated in 1956, although it was originally incorporated in 1870 as Hiwassee. The original name is from the Cherokee for “meadow” or “savanna.” Hiawassee is approximately 110 miles from Atlanta and just a few miles south of North Carolina, which shares a border with Towns County. 🍁



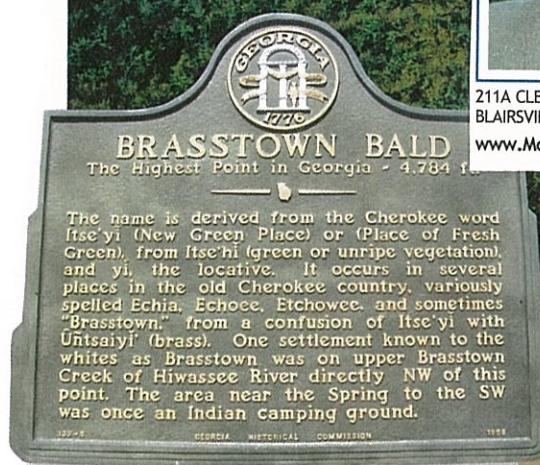
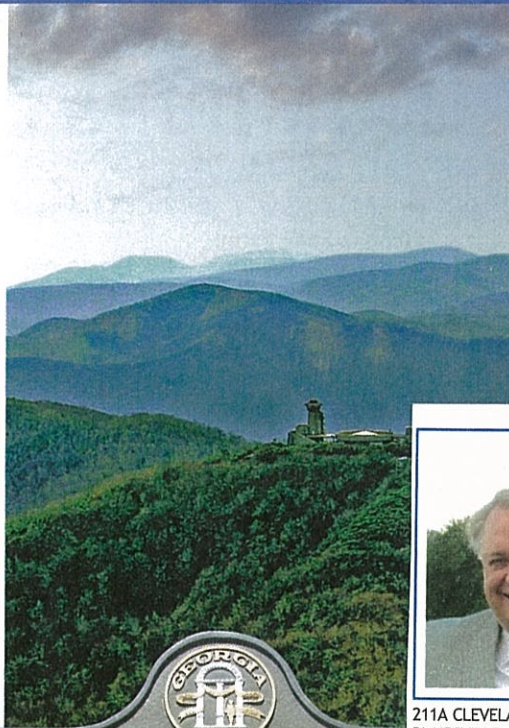
Rhododendrons near Lake Chatuge



4th of July Boat Parade

POINTS OF INTEREST

- ▶ **Brasstown Bald**, the highest mountain in Georgia at 4,784 feet, lies on the southwestern border with Union County. On a clear day, you can see several states.
- ▶ **Chattahoochee National Forest**, created in 1937 and now comprising more than 57,000 acres, lies partially within Towns County's 166 square miles.
- ▶ **Lake Chatuge**, a 7,050-acre man-made lake built in the early 1940s, has 128 miles of shoreline with 189 square miles of watershed.
- ▶ **The Chatuge Dam** is located on the Hiwassee River at mile 121. The river's headwaters are on the northern side of Unicoi Gap.
- ▶ The county's second major river, the **Tallulah (Falls) River**, enters Georgia in the county's northeast corner.
- ▶ **Unicoi Turnpike** was the first public road constructed in the county. It passes through Unicoi Gap in Georgia's Blue Ridge Mountains.
- ▶ **Fred Hamilton Rhododendron Gardens**, which is the largest rhododendron garden in the state, was named for a local resident who developed the only domestic yellow azalea in existence.
- ▶ In 1950, local resident E. N. Nicholson organized the first **Georgia Mountain Fair**, which was an agricultural exposition that also showcased skills and crafts from the region's traditional mountain lifestyle. The fair has since become one of the largest annual events in North Georgia.
- ▶ The famous **Appalachian Trail** draws hikers and adventurers who can access the trail along county's southern and eastern borders.

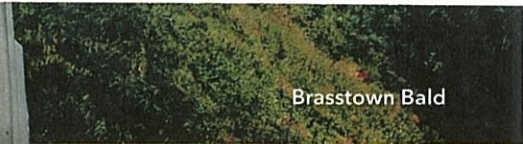


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Brasstown Bald

DEMOGRAPHICS

- Towns County Population**
 10,771 (2013)
 12,193 (2015 projected)
- Hiwassee Population**
 891 (2013)
- Young Harris Population**
 899 (2013)
- Persons Per Square Mile**
 62.9 (2010)
- Households**
 4,261
- Per Capita Income**
 \$37,603 (2013)
- Homeownership Rate**
 84.8% (2009-2013)
- Median Value of Owner-occupied Housing**
 \$164,000

(Source: U.S. Census Bureau & Georgia Department of Labor)

CLIMATE

- ▶ 84.0° F (July normal high)
 - ▶ 67.9° F (average annual high)
 - ▶ 24.7° F (January normal low)
 - ▶ 43.3° F (average annual low)
 - ▶ 55.99" (average annual rainfall)
 - ▶ 4" (average annual snowfall)
- (Source: U.S. Climate Data as measured at the Blairsville Experiment Station)*

COUNTY DESIGNATIONS

- ▶ Appalachian Trail Community
- ▶ Camera Ready Community
- ▶ Entrepreneur Friendly Community
- ▶ Upper Hiwassee Highlands American Viticultural Area